



HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 15 March 2021

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

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests.

1.2 Minutes - 11 January 2021 5 - 18

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 - [Constitution](#)

1.4 Housing and Communities Committee Agenda Plan - March 2021 19 - 22

1.5 Combined Authority Forward Plan

[Combined Authority Forward Plan](#)

Part 2: Programme Delivery

2.1 £100 million Housing Programme overview of issues raised by MHCLG 23 - 40

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(ii) Rentplus

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2.8 Houghton & Wyton Community Land Trust - Start Up Grant 203 - 220
Application

Part 3: Date of next meeting:

Monday 21 June 2021 2-4pm

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.

Councillor Chris Boden

Cllr Steve Allen

Councillor David Ambrose-Smith

Councillor Ryan Fuller

Councillor Mark Goldsack

Councillor Mike Sargeant

Councillor Bridget Smith

Clerk Name:	Tamar Oviatt-Ham
Clerk Telephone:	01223 715668
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Housing and Communities Committee Minutes

Date: Monday 11 January 2021

Time: 2.00pm – 3.47 pm

Present: Councillor Steve Allen, Councillor David Ambrose-Smith, Councillor Ian Bates, Councillor Dee Laws, Councillor Jon Neish, Councillor Mike Sargeant.

Apologies: Councillor Chris Boden (Chairman), Councillor Ryan Fuller, Councillor Roger Hickford and Councillor Bridget Smith

Part 1 - Governance Items

128. Appointment of Chair for the meeting

Councillor Dee Laws was appointed as Chair for the meeting.

129. Announcements, Apologies for Absence and Declarations of Interest

Apologies received from Councillor Boden, Councillor Laws attended as substitute, Councillor Fuller, Councillor Neish attended as substitute, Councillor Hickford, Councillor Bates attended as substitute and Councillor Smith

Councillor Ambrose- Smith declared a non-statutory disclosable interest on item 3.3 (i) £100m Affordable Housing Programme - Wisbech Road, Littleport, East Cambridgeshire this was in his County Council, District Council and Parish Council Division.

Councillor Bates declared a non-statutory disclosable interest item 3.3 (ii) £100m Affordable Housing Programme - Great Haddon, Off London Road, Yaxley, Peterborough as this was in his County Council Division.

130. Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions

The minutes of the meeting on 9 November 2020 were approved as an accurate record. A copy will be signed by the Chairman when it is practical to do so.

In relation to the action log:

- Minute action 111 - Councillor Sargeant stated that he had a number of points of feedback on the draft response to the review on the original business case for the £100million Affordable Housing Programme and the policies the Combined Authority had followed, that had been circulated by the Director of Housing and Development. He requested that once the feedback was incorporated that the Chairman of the Committee Councillor Boden reviewed the document and gave his feedback before the final document came back to the Committee. **ACTION**
- Minute action 119 – Councillor Sargeant stated that it had been agreed at the last Committee that allocation policies would be part of all of the reports going forward. He noted that there was a general statement in the reports but that a summary of the policy was required so that Members could understand this when considering the report. He referred this back to the Director of Housing and Development for consideration. **ACTION**
- Minute action 120 – Councillor Sargeant noted that this action was shown as completed on the action log. He explained that he felt a fuller review of the role of the Committee was required and referred this back to the Director of Housing and Development and the Chairman for further consideration. **ACTION**

131. Culture and Tourism

The Committee received a report that briefed the Committee on the culture and tourism functions of the Combined Authority, which were currently allocated to the Housing and Communities Committee,

In presenting the report the Director of Housing and Development explained that the report recommended that the Combined Authority Board be invited to make the necessary amendments to the Constitution to remove the culture and tourism functions from the remit of the Housing and Communities Committee terms of reference and that those functions would continue to form part of the remit of the Business Board.

It was resolved unanimously to:

- a) Invite the Combined Authority Board to amend Chapter 10 [Housing & Communities Committee] of the Constitution so as to delete the words “(a) Culture and Tourism” in paragraph 3.2.9 and replace “(b)” with “(a)”.
- b) Invite the Combined Authority Board to note that culture and tourism would continue to form part of the Business Board’s remit to help determine local economic priorities and lead economic growth and job creation within the local area.
- c) Invite the Business Board to provide comment to the Combined Authority Board on the recommendation at (a).

132. Public Questions

No public questions were received. Questions were received from the Overview and Scrutiny Committee.

133. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

134. Combined Authority Forward Plan

It was resolved to note the forward plan

Part 2 - Recommendations to Combined Authority Board

135. Community Land Trusts - Business Case

The Committee received a report that sought the Committees approval to recommend the Community Land Trust (CLTs) Business Case to the Combined Authority Board.

In discussing the report;

- Councillor Neish queried at what stage local authorities were involved in the process. Officers explained that local authorities were involved in the very early conversations so that common goals were met.
- Councillor Sargeant expressed his concern that it had taken four years to get to this stage in the process. He queried the use of the number of CLTs set up under evaluation methods being used as a benchmark and stated that he felt it should be the number of houses and a target on the percentage of affordable housing. He also queried whether co-ops were able to apply for the funding. Officers clarified that co-ops were able to apply for the funding. Officers explained that they could review the wording in relation to affordable housing to say that it would meet the level of affordable housing for each local authority. Officers agreed to review ahead of the report going to Board.
ACTION.
- Councillor Ambrose-Smith queried whether the funding could be used for community buildings e.g. Doctors Surgeries. Officers explained that if there was a view taken locally that community buildings were needed then this could be brought into a community project.
- Councillor Sargeant stated that community assets should be a subsidiary element to CLTs as the funding was for housing foremost.

It was resolved unanimously to:

- a) Recommend the Combined Authority Board approve the Community Land Trust Business Case at Appendix 1 of the report.

Part 3 - Programme Delivery

136. £70m Cambridge City Council Affordable Housing Programme Update

The Committee considered a report that provided 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.

Introducing the report officers highlighted that the next update on the programme was due imminently therefore the update given at Committee reflected the September updated report that was presented at the November Committee. Officers explained that there was now over 500 homes with planning permission, of which 80 homes were completed, 270 homes were on site and 193 were expected to start on site. Officers highlighted two major schemes on site at Mill Road and Cromwell Road as well as one scheme that was not covered in the report but that had just started on site at Colville Road. Officers clarified that they were due to sign on the Meadows and Buchan project, Clark Maxwell Road and Campkin Road. Officers explained that on site they had been managing COVID risks as much as possible. Officers also highlighted some work that they had been doing with Hill to provide some modular homes for the homeless.

In discussing the report;

- Councillor Ambrose-Smith applauded the work that had been done by Cambridge City Council to get 346 homes shovel ready and that it was a different way of doing things.

It was resolved unanimously to:

Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided in March 2021.

137. £100 million Affordable Housing Update

The Committee received a report that provided an update on the £100 million Affordable Housing Programme being led by the Combined Authority (CA).

The Committee received two questions from the Overview and Scrutiny Committee on this report and the written responses were read out by the Chairman and can be found at appendix 1 of the minutes.

Introducing the report the Director of Housing and Development explained that in spite of COVID and awaiting the conclusion from the Ministry of Housing Communities and Local Government (MHCLG) review that the programme was still on target for March 2022. He drew the Committees attention to the graph in

appendix 3 of the report which outlined the progress of the programme. He explained that the approved schemes were in appendix 1 of the report and totalled 49 schemes. He clarified that as the end date of March 2022 got closer, the focus was that already approved schemes would start on site on time. He stated that from discussions with development partners, officers had removed units from three schemes and they were listed in section 5.6 of the report and totalled 258 units. The Director explained that to ensure no starts on site would be lost over the next few months, whilst a decision from MHCLG was awaited, in order to progress schemes without over committing the funding position, officers proposed that some of the schemes approved at 9th November Committee and listed in Appendix 4 of the report, be approved for immediate completion of grant agreement and progression, and that some of the schemes previously 'unconditionally' approved that were listed in Appendix 5 of the report, that were expected to start later in 2021, now be held back, pending receipt of the additional monies from MHCLG.

In discussing the report:

- Councillor Sargeant noted the Directors optimism that the programme would stay on target but stated that he was not convinced that he shared the same optimism. He noted the potential loss of Mare Fen completely, which would potentially mean that 1500 homes would need to be found and that would be a big ask. He stated that he did not feel reassured and that it was a bad situation to be in, that schemes would need to be shuffled and that there was a potential that some might fail completely. He asked what further reassurance the Director of Housing and Development could give the Committee that the programme would stay in track. The Director of Housing and Development explained that officers had been in communications with Homes England about Mare Fen, hence the adjustment had been made on this scheme regarding starts on site. He stated that the programme was always going to be back loaded and that he expected to be over 1,000 units on site at the end of March 2021. He explained that he was confident that the remainder of the programme would start on site within the required timescales. He explained that the risk at the moment was around the MHCLG review and that there was a concern that if this situation went on too long, that it would then raise issues with the delivery partners. He clarified that the agreements that had been held back were still being worked on and would be ready to go as soon as the funding was released. Councillor Sargeant stated that as £15 million of the outstanding amount was still overdue by over 16 months, that to expect the flood gates to open was too much to ask for and that he felt that there was not enough reality in the situation and that there was no plan B. The Director of Housing and Development stated in the short term the situation was manageable but that in the long term if the situation carried on that this would impact the delivery of the programme. He stated that the Civil Servants needed to work with the Combined Authority to give the assurances needed. Councillor Sargeant stated that in the original business case there was talk about other funding sources including the Growth Deal. He queried whether officers had looked at any of these further. The Director of Housing and Development explained that he would have welcomed looking at other funding resources however there would not have been any currently that would have fitted the timescales required. He stated that Manchester

Combined Authority had a Housing Investment Fund and how would like to see this replicated in this area. He confirmed that officers were looking at the current Homes England programme that was about to open for funding shortly.

- Councillor Ambrose-Smith expressed his support for the programme. He noted the difficulties from MHCLG but acknowledged the Directors confidence in the programme highlighted that it deserved Members support.
- Councillor Neish reiterated Councillor Ambrose-Smiths comments and acknowledged that it was very challenging times. He queried whether the Director had expected some of the schemes detailed at 5.5 of the report to have started already, and whether further support was needed from the local councils. The Director of Housing and Development explained that any schemes brought to Committee after March 2021 would require planning permission.

It was resolved by majority to:

- a) note the progress of the delivery of the £100m affordable housing programme.
- b) approve the prioritisation of existing funds with a focus on schemes that are expected to start on site before end March 2021 as listed in appendix 4 of the report and hold back on completing already unconditionally approved schemes as listed in appendix 5 of the report pending receipt of further monies from MHCLG.

138. £100m Affordable Housing Programme - Wisbech Road, Littleport, East Cambridgeshire

The Committee considered a report that sought grant funding from the £100 million Affordable Housing Programme of £1,576,000 for an additional 38 homes, 28 at an affordable rent and 10 shared ownership units at Wisbech Road, Littleport, East Cambridgeshire.

Introducing the report officers explained that the site was zoned for residential use and that detailed Planning Approval was expected by the end of May 2021, with the land purchase completed shortly thereafter, with an expected Start on Site in July 2021. Officers clarified that all 38 homes would be delivered through support of the grant. Officers stated that the scheme would be constructed to produce modern sustainable and energy efficient homes whilst providing local employment for sub trades and adding value to the local economy.

In discussing the report;

- Councillor Sargeant commented that he could not support the scheme as not all of the units met the required level of national space standards. He also highlighted that as the scheme did not currently have planning permission that

this was also as risk and sought assurances from officers that the scheme would be viable. Officers explained that the scheme had outline planning permission and that the planning permission sought was for further matters

- Councillor Neish commented that it was down to the local authority to put forward schemes that met the standards set out in their local plan and not the National Space Standards that Councillor Sargeant referred to in every meeting.

It was resolved by majority to:

- a) Committing grant funding of £1,576,000 from the £100m Affordable Housing programme to enable delivery of 38 additional affordable homes comprising a mix of rented and shared ownership homes in East Cambridgeshire. Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG.

139. £100m Affordable Housing Programme - Luminus Cluster site, Phase 2, Huntingdonshire

The Committee considered a report that sought grant funding from the £100 million Affordable Housing Programme for £749,000 for an additional 15 socially rented homes, at 7 individual sites, (Luminus sites, Phase 2) across Huntingdonshire.

Introducing the report officers explained that all of the units in the proposal were to be developed in accordance with Category 2 - Accessible & Adaptable Dwellings, with the exception of one unit which was a house at High Leys, St Ives, which would be Category 3 and was intended for adults with learning disabilities. Officers clarified that since writing the report the Housing Officer from Huntingdonshire had confirmed that this unit would now be used for an individual that was in need.

In discussing the report;

- Councillor Sargeant stated that it was unlikely that the Committee would support any units that were below 85% of the National Space Standards and that it was vital in the current situation that people had a decent space in which to live.
- Councillor Neish commented that the units in the proposal were to a highly acceptable standard and were the equivalent to life time homes and he supported the scheme.
- Councillor Laws highlighted that far more people would be working from home in the future and that space in the home was even more important.

It was resolved by majority to:

- a) Commit grant funding of £749,000 from the £100m Affordable Housing programme to enable delivery of 15 additional affordable homes, all for social rent in Huntingdonshire. Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG

140. £100m Affordable Housing Programme - Great Haddon, Off London Road, Yaxley, Peterborough

The Committee considered a report that sought grant funding from the £100 million Affordable Housing Programme for £2,270,000 for an additional 60 affordable units, 17 affordable rented units and 43 shared ownership units in Great Haddon, Off London Road, Yaxley, Peterborough.

Introducing the report officers stated that the site had outline planning consent, granted in June 2018 with no planning conditions yet discharged. Officers explained that Phase 1 which had 347 units in total, was being developed by Countryside Properties and that 60 additional units would not be delivered as affordable housing without this grant as the grant was enabling a tenure conversion from market to affordable housing units.

In discussing the report:

- Councillor Bates queried how District Councillors were informed of any applications put forward. Officers explained that Local Members were informed at the planning permission stage. Councillor Bates highlighted that there would be a lot of discussions prior to planning permission and questioned whether Local Members should be involved earlier on in the process.
- Councillor Laws commented that pre applications usually remained confidential. The Director of Housing and Development agreed to take away the comments and make further enquires in relation to the process and member involvement. **ACTION**

It was resolved by majority to:

- a) Commit grant funding of £2,270,000 from the £100m Affordable Housing programme to enable delivery of 60 affordable homes, with a mixture of affordable rent and shared ownerships units in Peterborough. Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG and the release of monies from another already approved grant scheme being confirmed as not progressing, that will result in the total grant monies committed to the grant programme being no more than £60 million.

141. Update on Community Land Trusts and £100k Homes

The Committee considered a report that gave an update on the progress made on Community Land Trusts (CLTs) and £100k Homes.

Introducing the report officers explained that since the approval of the £100K homes allocation policy there had been three sites secured in Ely, Fordham and Great Abingdon where work had commenced. She stated that Alexander House in Ely was underway and that officers were awaiting a timetable for anticipated completion. She explained that on the Fordham site all allocations had been made and the site was near completion and that officers were still waiting for a construction timetable for the Great Abingdon site. She stated that officers were in active discussions with more developers on more sites and that she would ensure that future updates would be shared on progress with the Committee. **ACTION**

In discussing the report:

- Councillor Ambrose-Smith queried whether any changes were required to the allocations policy since it had been approved. Officers explained that the allocations policy had proved to be fit for purpose so far but that they would come back to Committee if any changes were required in the future.
- Councillor Sargeant expressed his concern in relation to the office conversion at Alexander House as there had been discussions previously at Committee on the suitability of office conversions for housing. Officers stated that the local planning authority had approved the scheme but that she would come back to Committee with further details on the scheme. **ACTION.** Councillor Sargeant stated that the Committee should be very careful in the future in supporting such conversions and that extra steps should be taken if schemes came forward that were not subject to planning permission. The Director of Housing and Development stated that officers would review the conversion schemes very carefully in the future so that they could reassure Committee.

It was resolved unanimously to:

- a) Note the update provided in this report.

Part 4 – Date of the next meeting

142. It was resolved to:

Note the date of the next meeting as Monday 15 March 2021.

Housing and Communities Committee Action Sheet

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
11.01.21	130.	Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions	Minute action 111 - Councillor Sargeant stated that he had a number of points of feedback on the draft response to the review on the original business case for the £100million Affordable Housing Programme and the policies the Combined Authority had followed, that had been circulated by the Director of Housing and Development. He requested that once the feedback was incorporated that the Chairman of the Committee Councillor Boden reviewed the document and gave his feedback before the final document came back to the Committee.	Roger Thompson/Chairman	Feedback from Cllr Sargeant has been received and is being considered for incorporation into an updated document that will be presented to future housing committee	

11.01.21	130.	Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions	Minute action 119 – Councillor Sargeant stated that it had been agreed at the last Committee that allocation policies would be part of all of the reports going forward. He noted that there was a general statement in the reports but that a summary of the policy was required so that Members could understand this when considering the report. He referred this back to the Director of Housing and Development for consideration	Roger Thompson	More detail will be provided in future papers to Committee about the allocations policy, when applicable for each scheme.	15.03.2021
11.01.21	130.	Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions	Minute action 120 – Councillor Sargeant noted that this action was shown as completed on the action log. He explained that he felt a fuller review of the role of the Committee was required and referred this back to the Director of Housing and Development and the Chairman for further consideration	Roger Thompson	For discussion.	
11.01.21	140.	£100m Affordable Housing Programme - Great Haddon, Off London Road, Yaxley, Peterborough	Councillor Bates queried how District Councillors were informed of any applications put forward. Officers explained that Local Members were informed at the planning permission stage. Councillor Bates highlighted that there would be a lot of discussions prior to planning permission and questioned whether Local Members should be involved earlier on in the process. Councillor Laws commented that pre applications usually remained confidential. The Director of Housing and Development	Azma Ahmad - Pearce	The housing officer team has spoken further to local council Housing Enabling Officers and been advised that in a usual case, local councillors are not usually be made aware of any housing grant applications as development control is undertaken through the planning process. Local council officer teams are	15.03.2021

			agreed to take away the comments and make further enquires in relation to the process and member involvement.		aware when grant schemes are being progressed and they are best placed to undertake any cascade of information.	
11.01.21	141.	Update on Community Land Trusts and £100k Homes	Officers were in active discussions with more developers on more sites and that she would ensure that future updates would be shared on progress with the Committee	Emma Grima/Emily Mulvaney	See update report on the agenda	15.03.2021
11.01.21	141.	Update on Community Land Trusts and £100k Homes	Councillor Sargeant expressed his concern in relation to the office conversion at Alexander House as there had been discussions previously at Committee on the suitability of office conversions for housing. Officers stated that the local planning authority had approved the scheme but that she would come back to Committee with further details on the scheme.	Emma Grima/Emily Mulvaney	The size of the properties are as follows: 4 x 46 sqm 10 x 49 sqm 12 x 54 sqm 18 x 49 sqm	15.03.2021

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 04 March 2021



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

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
15.03.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	23.02.21	05.03.21
	£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 – March 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Cambridge Northern Fringe East – Progress Report.	Fiona Bryant	No	N/A		
	Oakington Community Land Trust Start-up Grant Application	Emily Mulvaney	No	N/A		
	Houghton & Wyton Community Land Trust Start-up Grant Application	Emily Mulvaney	No	N/A		
	£100m Housing Programme – Overview of Issues raised by MHCLG	Roger Thompson	No	N/A		
21.06.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	09.06.21	11.06.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – July 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Cambridge Northern Fringe East – Progress Report.	Fiona Bryant	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
06.09.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	25.08.21	27.08.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – September 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
03.11.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	22.10.21	26.10.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – November 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Cambridge Northern Fringe East – Progress Report.	Fiona Bryant	No	N/A		
10.01.22						

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
09.03.22						
20.04.22						

*Northern Fringe Progress Report – Every other meeting – Fiona Bryant



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 2.1

£100m Housing Programme – Overview of Issues raised by MHCLG

To: Housing and Communities Committee

Meeting Date: 15 March 2021

Public report: Yes.

Lead Member: Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

From: Roger Thompson, Director Housing and Development

Key decision: No

Forward Plan ref: N/A

Recommendations: The Housing and Communities Committee is recommended to:
Note the report.

Voting arrangements: A simple majority of all Members

1. Purpose

- 1.1. This report provides an overview of the issues raised by MHCLG as part of the £100m affordable housing programme review, our response, and the implications if funding is discontinued.

2. Background

- 2.1 The CPCA is still awaiting to be notified of the outcome of the review being held by MHCLG into the £100m housing programme. We have asked again if there is any news, to which we have not yet received a reply (as at 4th March 2021).
- 2.2 Members have been kept advised of the position with the MHCLG review and the chronology of the information that has been provided to members is attached in Appendix 1.

3. Issues Outstanding

- 3.1. The outstanding review has 3 key issues for the CPCA affordable housing programme being;
- **Programme end date March 2021 or March 2022?**
 - **Receipt of the £45m of outstanding monies (we have so far received £55m)**
 - **Inclusion or removal of the 243 units already captured as starts on site at Northstowe**
- 3.2. At the leaders strategy session attended by MHCLG on 16th December 2020 attention was also raised by MHCLG to a potential 'value for money' issue. Although this issue was not raised in a programme wide context earlier in the review process, we have done some initial work on value for money from the existing programme and a draft summary is attached in Appendix 2.
- 3.3 The key issues raised by MHCLG are identified and commented on in Appendix 3.

Potential Scenarios on the MHCLG Review Outcome

A) Receive £100m, end date March 2022 and retain 243 Northstowe units;

We will achieve 2,000 units and deliver to plan.

B) Receive £100m, end date March 2022 and loss of 243 Northstowe units;

It will be a real stretch to achieve the target if we get the money and the extended delivery date, but lose the Northstowe units. We will need to deliver all schemes already approved and add appx 450 further units from the pipeline between now and end March 2022.

C) Receive £55m (55% of the monies), end date March 2021 and loss of 243 Northstowe units;

We will achieve appx 835 units by end March 2021 in this scenario. To achieve this, we will spend approximately £30-35m in grant.

D) Receive £55m (55% of the monies), end date March 2022 and retention or loss of 243 Northstowe units;

We will not achieve 2,000 units.

- We could use all the balance of the £55m received so far to deliver as many units as possible through grant.
- We could stop support for grant schemes after March 2021 and retain £20-£25m for future revolving fund opportunities.
- Consider a combination of the above.

4. Financial Implications

- 4.1. There are no immediate financial implications other than those set out in the body of the report. Once a decision from MHCLG is known a full assessment of any financial implications can be made.

5. 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. Appendices

- Appendix 1 - Chronology of the information that has been provided to members
- Appendix 2 - Draft summary report on value for money from the existing programme
- Appendix 3 – Key issues raised by MHCLG

7. Background Papers

DCLG Approved Business Case Devolution Deal 2016 Assurance Framework
Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment)

Regulations 2019

Located at: Cambridgeshire and Peterborough Combined Authority, 72 Market Street, Ely
CB7 4LS

<http://cambridgeshirepeterborough-ca.gov.uk/>



Appendix 1 £100million Affordable Housing Programme - Summary of Communications with Members

In order to help to clarify what information was supplied and when to committee members, listed below is the chronology of the supply of information.

13th January 2020 reported to Committee;

As part of 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 2019 Annual Review took place in September, following which additional information has been provided and a follow up meeting is to take place.

9th March 2020 reported to Committee;

2.5. As part of 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 2019/20 Annual Review took place in September, following which additional information has been provided and a follow up meeting took place in early February.

27th April 2020 reported to Committee;

2.5. As part of 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 2019/20 Annual Review took place in September, following which additional information has been provided. A follow up meeting took place in early February following which more information was provided in March. A payment of £17m of devolution deal monies has subsequently been made direct to Cambridge City Council and we await the £15m anticipated to be received by the Combined Authority.

22nd June 2020 reported to Committee;

2.5. As part of 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 2019/20 Annual Review took place in September, following which additional information has been provided. A follow up meeting took

place in early February following which more information was provided in March. A payment of £17m of devolution deal monies has subsequently been made direct to Cambridge City Council and we await the £15m anticipated to be received by the Combined Authority.

14th September 2020 no formal report on the £100m programme was provided to Committee, but we provided a verbal update that included the then current position on the BEIS review following the meeting on the 8th Sept, outstanding issues still specifically being the programme end date and outstanding monies. Rowena Limb suggested that she had a potential solution to resolving the programme end date issue, but the Minister then changed and she had to go back to square one in briefing a new Minister. She did say that might take some time, so throughout the rest of September and into October we were not surprised to hear nothing.

6th November 2020 Housing Committee members were supplied with a briefing note which included the minutes of the review meeting held with MHCLG on 8th September and all subsequent e mail traffic with MHCLG up to the 3rd Nov 20 including the 14th October 2020 e mail from Rowena Limb.

9th November 2020 Reported to Committee

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.

21st December 2020 email from RT to members with all communications and papers from end July to after the 8th September 2020 MHCLG review meeting.

23rd December 2020 e mail from RT to members with documents from the beginning of the housing programme.

23rd December 2020 e mail from RT to members with all papers and communications from the September 2019 MHCLG review meeting material that includes communications that took place in the following months ahead of the further review meeting which took place in February 2020.

24th December 2020 e mail from RT to members with all communications and papers from the Feb 2020 Programme Review with MHCLG. This includes communications that took place in the following months ahead of the further review meeting which took place in Sept 2020.

All housing grant approval papers that went to housing committee on the 9th November 2020 and 11th January 2021 have been conditional upon confirmation that the outstanding funding from the review with MHCLG is released.

Housing Committee has approved a re-profiling of the £55m of the £100m money already received, to ensure that all schemes projected to start on site up to the end March 2021 can be progressed as normal.

Appendix 2 Summary of Value for Money Assessment for the Cambridgeshire & Peterborough Affordable Homes Programme.

Background

The Cambridgeshire and Peterborough Combined Authority (CPCA) is responsible for administering a £100m housing fund, part of the area's devolution deal. Within the original full business case for the fund a set of five core delivery criteria were used to assess the economic case, these are shown below. The results of the assessment were that *"These criteria have been used to assess the long list of potential sites and schemes. This has identified a potential programme of new affordable homes, across 45 sites, from which the £100m will be used to deliver at least an additional 2,000 affordable homes."*

Figure 1: Economic Business Case Assessment Criteria

The focus of this business case is on the deliverability of the shortlisted schemes and no detailed assessment of the long list has been undertaken. Previous build out rates for affordable homes are not an accurate guide as they relied upon HCA grant funding regimes which have since changed significantly.	
To create a delivery plan against the £100m investment fund and build high levels of confidence, a robust set of five core delivery criteria has been identified and applied to the 'long list':	
1. Added value –	<ul style="list-style-type: none">• Ensuring delivery of affordable housing that is in addition to that already in the development pipeline.• The ability of the investment to unlock stalled or new schemes.• The ability of the investment to achieve either affordable housing policy compliant applications particularly where this may be a barrier to achieving planning approval or at a minimum to enhance the percentage of affordable housing achievable within viability calculations.• The ability of the investment to stretch future development funding capacity by enabling the re-profiling the housing association development finance.
2. Size of site –	this programme initially excludes any scheme under 50 units in total to provide focus and confidence in delivering the level of new homes required. Smaller sites and windfall sites can be brought into scope if required.
3. Deliverability –	ability to start on site in the timeframe – particularly planning certainty.
4. Affordability –	ability of the proposed scheme to address identified affordability needs.
5. Value for money assessment–	average build cost subsidy for the programme overall of not more than £25k per home.

Questions have since been raised in relation to criteria 5. value for money assessment; What is the origin and context for the £25,000 figure (£27,447.72 adjusted for inflation¹)? What are the benchmark values for value for money achieved by other schemes? What other value for money considerations are there in relation to the performance of the housing fund? The original business case from March 2017 was inconsistent in so far as it stipulated an overall objective to achieve 2,000 units with £100m of funding, which averages out at £50,000 per unit. The reason for the difference is not clear and brings into question what the over-riding objective is.

This short briefing note seeks to review those questions.

Understanding the Original Benchmark

When putting forward the original business the main point of reference was the Homes and Communities Agency (HCA)² Affordable Homes Program. A programme to support an increase in the supply of affordable homes that has been in existence, in various forms, since 2010.

¹ <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

² The Homes and Communities Agency (HCA) was an executive non-departmental public body, sponsored by the Department for Communities and Local Government. It was replaced by in January 2018 by Homes England and the Regulator of Social Housing.

The framework for the 2010-2015 Affordable Homes Programme³ had an initial aim to deliver 130,300 homes with a £4.49b fund the equivalent of £34,458.94 per unit (£42,313 adjusted for inflation). Keeping in mind that the housing market conditions at the time (a historic low in the building of market homes between 2009 and 2014) meant that it was possible to gain significantly better value for money than at the present time.

The grant funding applied for was approximately double the funding available⁴. According to the National Audit Office (NAO) *"This meant that the Agency could be more challenging in its discussions with providers and its negotiators actively sought the 'best deal'."* On value for money the NAO concluded that *"Our analysis shows that the grant per home awarded compares favourably to previous programmes. On average, the Affordable Homes Programme has allocated funding of approximately £20,000 per home compared with £60,000 per home under the National Affordable Housing Programme."*

Towards the end of the 2010 to 2015 programme actual performance was being reported as figure around the £26,000 mark, close to the £25,000 benchmark set for the CPCA fund. However the NAO also concluded that *"The lower grant has been achieved partly through the higher rents providers expect to charge. The Department estimates that over 30 years these will result in increased housing benefit costs with a net present value of £1.4 billion, or approximately £17,500 per home."*

There is also a very specific context for this benchmark:

- Affordable housing delivery splits into three broad categories:
 - Social rent
mostly owned by local authorities and private registered providers. Guideline target rents are determined through a national rent regime and are lower than those for 'Affordable rent' homes;
 - Affordable / intermediate rent
let by local authorities or private registered providers of affordable housing. Rents can be no more than 80 per cent of the local market rent (including service charges, where applicable);
 - Shared ownership
homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent.
- The subsidy gap per home is different depending on the model of affordability followed. There being a difference between the total cost of building the home, and the amount that can be borrowed against future rental income and in the case of shared ownership, sales receipts. This subsidy gap can be partially met through cross-subsidy from market sale of other properties on the development site but the remaining gap needs to be met from grant.
- In 2019 The Housing Federation measured this grant cost (excluding London) as being;

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/371817/affordable-homes-framework.pdf

⁴ <file:///cccauser07/userslocal/gr262/Desktop/Housing%20Evaluation/National%20AUdit%20Office%20Homes%20Evaluation.pdf>

- Social Rent - £162,000 per unit
 - Affordable / intermediate rent - £74,000 per unit
 - Shared Ownership - £29,000 per unit
- Looking at the Homes & Community Agency (HCA) programmes from which the £25,000 benchmark was derived approximate 90% of the grant expenditure was for shared ownership products the lowest cost for of delivery. Since this point Homes England (the replacement for the HCA) has announced a programme more balanced between affordable rent (52%) and Shared Ownership 4(4%) with the remainder being Social Rent (4%).

Based upon current information provided about the grants made by the CPCA (updated spreadsheet provided by Roger Thompson, end Jan 2020). A total of 1,741 units have been grant funded at an average cost of £35,036 per unit. However, the grant is divided as follows, 4.0% Social Rent, 59.4% Affordable Rent and 36.6% shared ownership; significantly different from the profile of expenditure from which the £25,000 benchmark was derived but closer in profile to the current Homes England programme (see above)⁵.

A more suitable benchmark for value for money would be the 2019 Housing Federation calculations. On the basis of the tenure mix of the CPCA grant scheme this would be £60,800 which the CPCA is well below.

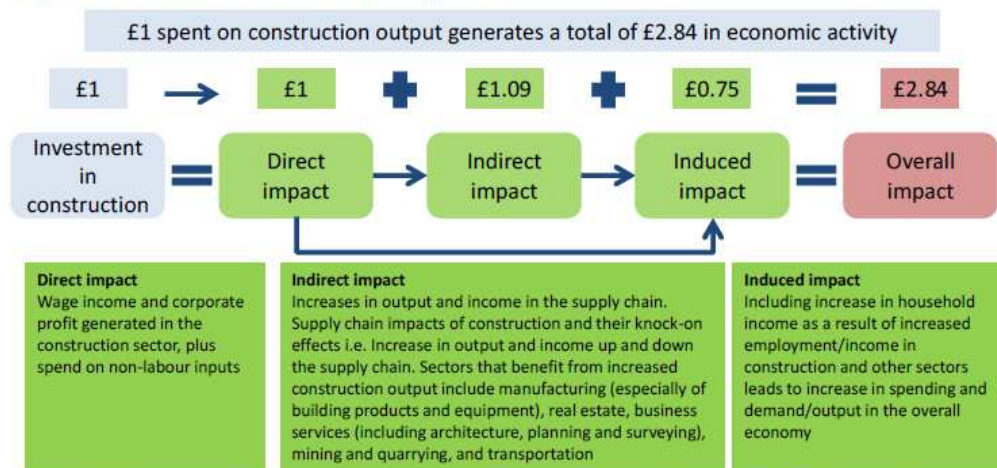
The CPCA has been innovative since being given the initial £55m. CPCA members asked for innovation and this has resulted in the creation of a revolving fund which is currently supporting 5 loans with local SME companies delivering 213 houses and the creation of a housing development company as a vehicle for potential future joint venture opportunities. The revolving fund will enable a future pipeline of housing development to be delivered at zero cost to the taxpayer, potentially in perpetuity. (no allowance for the creation of future housing units from 'revolving' the fund monies beyond the first round of loans has been made in the value for money calculations in this report).

Draft calculation on Return on Investment

Given the timing of this report then a readymade model for the immediate economic impact of housebuilding has been used (see below).

⁵ If Mare Fen, Northstowe was excluded then these figures would be 1,498 units funded at an average cost of £40,212, 4.6% social rent, 61.1% Affordable Rent and 34.3% Shared Ownership.

Figure 29: The economic impact of investment in housing



Sources: Capital Economics and L.E.K. Consulting, Construction in the UK Economy: The Benefits of Investment (The UK Contractors Group, London), 2009.

- A. The 2009 model was updated by Capital economics in 2019 and concluded that “every pound spent on construction output stimulates an increase of £2.84 in gross domestic product”. Based on the core CPCA grant scheme value of £61mm this would stimulate an increase of an additional £173.2m in UK GDP. An additional **£74.5m⁶** returned to the exchequer via taxation.
- B. The level of grant awarded isn’t the only consideration for understanding the overall impact on public finances. There are savings in welfare expenditure generated by moving families receiving housing benefit from private rented accommodation into social or affordable rent tenure. This is particularly the case for social rent and affordable rent homes. Using the Capital Economics model for the CPCA grant scheme generates the following table.

Table 1: Cost per unit calculation – Dec 2020 costs

	Total Units	Total cost in CPCA grant	Average cost per unit
Social Rent	54	£3,847,800	£71,256
Affordable Rent*	990	£37,478,530*	£37,857

*based on an average grant per unit on schemes that only have affordable rent units. Further work will be needed to separate out the grant into two or three lots for mixed tenure schemes.

Table 2: Value for Money Assessment for CPCA Affordable Housing Grant - benefits

	Average cost per unit	Return to exchequer via tax system e.g. VAT	Return to exchequer via savings on housing benefit*	Total benefits per unit
Social Rent	£71,256	£30,640	£70,500	£29,884
Affordable Rent	£37,857	£16,270	£29,700	£8,121

⁶ If Mare Fen adjustment as above would give a figure of £73.6m

*based on Capital economic model for a high cost area over 30 years.

**Note that the draft model doesn't take into account interest rates on government borrowing (as per the Green Book) or the possibility of rent levels being different in Cambridgeshire compared to the national high cost model.

Table 3: Value for Money Assessment for CPCA Affordable Housing Grant – Jan 2020 Results

	Total Units	Total return per unit	Total return
Social Rent	69	£29,884	£2,061,996
Affordable Rent	1035	£8,121	£8,405,235
Total	-	-	£10,467,231
<i>Figures below excluding Mare Fen – (no change to social rent)</i>			
Affordable Rent	915	£8,121	£7,430,715
Ex MF Total	-	-	£9,492,711

It should be noted that this model only provides a view on housing benefit savings. Social and affordable rent are likely to return other benefits such as improved outcomes for children.

- C. The final element of consideration needs to be given to the 637 dwellings grant funded for shared ownership. These need to be considered in a different way as the beneficiaries of these schemes aren't necessarily housing benefit claimants. Therefore, these have been treated as part of the CPCAs general model of return to the public purse based on an increase in GVA per household (see separate CPCA paper). The outcome of this calculation is £18.75m⁷.

In total the draft return on investment on £61m of investment to the public purse is calculated as **£103.7m or 1.7 to 1**.

If Mare Fen is excluded then this VfM assessment drops to 1.6 to 1.

⁷ If Mare Fen, Northstowe was excluded then this would be £15.13m.

Appendix 3 Issue 1	Description / Dispute	BEIS / MHCLG Concerns	CPCA Response
End date for the Devolution Deal target of the £100m Affordable Housing Programme [AHP] delivering at least 2000 affordable dwellings	Whether the target requires starts on site by the end of March 2021 [BEIS] or March 2022 [CPCA]	BEIS refer to a grant confirmation letter of 23/3/17 as confirmation that the end date for funding the AHP is March 2021	<p>The CPCA agrees the funding end date is March 2021. The spend profile is a matter of agreement between the parties. The spend profile of the AHP is later than the funding date as agreed in the MHCLG Finance Committee Business Case January 2017. This states that payments would come annually before delivery, the payments being 'front loaded'.</p> <p>CPCA and BEIS had a mutual understanding of the March 2022 AHP end date until September 2019. All previous programme performance reviews stated that the programme ran for 5 years from 1 April 2017.</p>
Comments			
<p>The CPCA was established in March 2017. CPCA and BEIS have assumed at each AHP review that a 5 year programme would end 31st March 2022. The Devolution Deal says that the AHP is a Mayoral function and the Mayor was only elected on 8th May 2017. A calculation of an end date in March 2021 allows only 4 yr programme, with both funding and delivery to occur within that 4 year period.</p> <p>The business case between MHCLG (Finance Committee) and the CPCA Board dated 31st January 2017 that went to DCLG in order to secure the front loaded funding of £20m in the 2016/17 year clearly indicated that the payment profile for the programme was to be 'front loaded', with the last payment being in 2020/21. The term front loading indicating that the monies would be being received ahead of the anticipated delivery. There are however several versions of the business case negotiated and it is unclear as there appears to be no signed version of the Business Case.</p>			

Supporting letters have been provided from Cambridge City Council and Peterborough City Council which clearly articulate the understanding of those involved in negotiating the AHP deal at the time. No-one was in any doubt that the 5 year programme period commenced in March 2017, when the first round of funding was provided.

Issue 2	Description / Dispute	BEIS / MHCLG Concerns	CPCA Response
Whether 243 affordable homes from the Northstowe flood remediation infrastructure scheme should count towards the CPCA's target of at least 2000 affordable homes	Whether the affordable homes would have been built without the CPCA paying for the flood remediation works at Mare Fen	BEIS believe that the CPCA should not count the full 243 affordable homes towards its target 2,000 number	<p>It was a condition of the planning consent that the flood remediation works were undertaken to bring forward the development at Northstowe.</p> <p>The CPCA was the only organisation in a position to fund the remediation works. In accordance with the Business Case, the CPCA can count any infrastructure grant towards the delivery of affordable housing numbers. The funding was therefore in compliance with the parameters of funding.</p> <p>The CPCA funding enabled 1,750 affordable homes at Northstowe. Homes England agreed that the CPCA should count 540 (approximately 30%) of those homes towards its affordable housing target. That agreement is captured in the signed grant agreement with Homes England.</p>
Comments	<p>In negotiations that took place between Nov 2017 and March 2018, Homes England wished the CPCA to fund the flood remediation works.</p> <p>There was a clause within the Section 106 Agreement which prevented any dwellings being occupied on Northstowe Phase 2 until the Mare Fen bank was raised as a flood mitigation measure. The Environment Agency were unable to fund the works and the HCA (Homes England) were also unable to fund the works due to the significant S106 contribution to</p>		

	<p>Phase 2. There was no obligation on anyone to fund the works within the S.106 Agreement. South Cambs DC were also not in a position to fund the works.</p> <p>Therefore unless funding could be found, there was a high probability that phase 2 would stall and any affordable housing would not be delivered. The funding was agreed to enable the scheme to proceed and to deliver the affordable housing within it. These are being built in sub phases, of which we have currently counted 243 as started on site. The grant agreement with Homes England is documented.</p>		
Issue 3	Description / Dispute	BEIS / MHCLG Concerns	CPCA Response
Projected Programme Delivery & Release of Monies	Whether sufficient progress is being made for further funds to be released.	BEIS satisfaction that sufficient progress is being made for a positive recommendation to ministers to release the funding that was previously scheduled to CPCA.	CPCA projected in Sept 2019 what the programme deliverables looked like until the end of the programme. CPCA is delivering what it projected it would do. This reflects considerable work the CPCA team has done to recover confidence from the market despite the lost pipeline from the 7 month delay when the AHP was paused while the Regulations were amended to enable the AHP to proceed. The majority of projects in the then project pipeline were lost.
Comments	1,796 units are now approved and over 1,000 units will be started on site by end March 2021		



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 2.2

£70 million Cambridge City Council Affordable Housing Update

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes.
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided to the next Housing Committee meeting</p>
Voting arrangements:	A simple majority of all Members

1. 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.

2. 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. 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 under this programme to January 2020 totalling £34,257,806 to date. The total claim to the CPCA is approximately £31.8m as some funding has been paid direct to Cambridge City, see comment in section 3.4.
- 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. Future funding through the combined authority is dependent upon provision of the outstanding funding under the £170m Affordable housing programme from MHCLG.
- 3.5. 370 net new units have Started on Site. A further 170 are expected to start by March 2022

Significant Implications

4. Financial Implications

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

5. 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. 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) - Programme Finance Summary

7. Background Papers

Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)
[Cambridge City Council website](#)

DCLG Approved Business Case
Devolution Deal 2016
Assurance Framework
Monitoring and Evaluation Framework
[CPCA website](#)

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 19/01/2020

Report by:

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

Wards affected:

All

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 89 Homes have now been completed across 10 sites under the City Council programme. 27 of these have replaced homes demolished to accommodate redevelopment, with the further 62 being net new Council homes.
- 1.3 The Council currently has 308 new Council rented homes being built on site, with a further 142 starts expected by the 2020/21 financial year end.
- 1.4 Renewed COVID-related restrictions have had limited effect on programme delivery, related to delays in decanting and resident involvement. Social distancing and outbreak response procedures on active sites are now well-established and remain in place.

- 1.5 The modular housing programme is progressing well, with the first occupations having taken place in December 2020.

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 revised budget related to the Kingsway refurbishment scheme as detailed in 7.4.2, approval of which is being sought under the HRA Budget Setting Report (HSC Item 8, Section 5).
- 2.3 Note the revised budget related to the Tedder Way and Kendal Way schemes as detailed in Part 7.4.2, approval of which is being sought under the HRA Budget Setting Report (HSC Item 8, Section 5).
- 2.4 Approve the revisions to the proposed Scheme at Tedder Way as outlined in Part 7.4.2 and Appendix 3.
- 2.5 Approve the revisions to the proposed Scheme at Kendal Way as outlined in Part 7.4.2 and Appendix 3.

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 £31,867,733 claimed to date. A further £17,000,000 was paid directly to the City Council from MHCLG for 2020/21, with £2,390,073 of this invested to date. Cambridge City Council anticipates drawing down / utilizing a further £9,822,869 by the end of the current financial year.

- 4.3 To date Cambridge City Council has drawn down / utilized a total of £34,257,806 of Devolution funding, with the remaining £35,742,194 due to be drawn down / utilized by financial year end 2023/24.
- 4.4 MHCLG and the Combined Authority remain in discussion around the target date for the starts on site for this programme along with their own £100m housing programme. We have been working to the March 2022 date not the March 2021 which has been suggested by MHCLG.

5. Delivery Programme

- 5.1 The delivery programme provided in June 2020 confirmed that the devolution programme consisted of 546 Council Homes.
There have been two revisions of this delivery figure:
 - 1) The September HSC Approval of the Colville Road Phase 3 Scheme has required the reduction of 2 Units at Colville Phase 2. This is toward enabling an improved design interface between the phases
 - 2) Revised developments are detailed within this reporting for both Tedder Way and Kendal Way, proposing delivery of these schemes as bespoke accessible units. This will require a reduction of 1 unit per scheme.
- 5.2 A further three schemes were approved by the Housing Scrutiny Committee in September on the basis of reducing the risks on the 500 programme/providing early sites under a new programme. The potential exists to consider rationalizing the split of schemes across the new programme and current 500 programme if necessary. It is always important to be overprogrammed to allow for slippage and manage risk.

- 5.3 Appendix 1 shows the current programme, indicating 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 1. This is based on all the named schemes being delivered.
- 6.2 The total starts on site currently stand at 370, or 74% of the total programme target of 500 Homes.
- 6.3 For the current 2020/21 financial year, the further starts on site are currently scheduled for January and March 2021 (142 new Council rented dwellings over three schemes), with which we will have exceeded the target 500 Starts on Site for the programme (512 new Council rented homes).
- 6.4 The programme currently targets working to Start on Site by 31 March 2022. There are continuing discussions with MHCLG to clarify programme expectations related completion dates. Further update on this matter will be reported in the next Update report to the Committee.
- 6.5 As below, the overall programme currently shows an outturn of 542 new homes commencing construction by March 2022.

Table 1: 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	187	30	0
Cumulative total	2	134	323	510	542	542

7. Scheme details

7.1 Schemes Completed: Net gain 62 homes.

Scheme	Ward	Net Affordable	Total Homes	Delivery	Completion Date
Uphall Road	Romsey	2	2	E & F	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	10	Tender	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	2	Tender	Sep-19
Queens Meadow	Cherry Hinton	2	2	CIP	Jun-20
Anstey Way	Trumpington	29	56	CIP	Jun-20
Colville Garages	Cherry Hinton	3	3	CIP	Jul-20
Gunhild Way	Queen Ediths	2	2	CIP	Jul-20
Wulfstan Way	Queen Ediths	3	3	CIP	Sep-20
Markham Close	Kings Hedges	5	5	CIP	Sep-20
Mill Rd (Partial)	Petersfield	4	23	CIP	Dec-21

7.2 Schemes on Site: Net gain 308 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 as well as 19 market sale homes have been completed. Further handovers are scheduled to commence from March 2021 onwards.
- **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 room will be provided. Construction started in December 2019 after

demolition of the current buildings on site. Current completion is envisioned to be December 2022.



Cromwell Road, Nov 2020

- **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. Scheduled completion has been brought forward from May 2021 to early 2021. The HDA is currently compiling online-viewing videos to promote tenant interest in the properties. The objective is to use this as a pilot for future tenant engagement covering viewing as well as use-instruction videos.
- **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.

- **Colville Road phase 2:** this regeneration scheme received planning permission in November 2019 and replaces 20 existing homes and will deliver a gain of 47 Council rented homes. Start on site commenced in December 2020, following COVID-related delays in obtaining vacant possession.



Colville Phase 2, Nov 2020; Primary School involvement and new temporary car park

7.3 Approved schemes; Nett gain 142 new homes

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

- **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. Enabling works started in December 2020 with the aim for the contract to be un-conditional once the 2 remaining residents move out. Both have agreed to move and have homes to go to, however there is a risk on vacant possession until they actually move.
- **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 January 2021, however this is dependent on finalisation of land transfer.
- **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 and Buchan Street August 5th 2020.

The Meadows site will 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. The Section 106 agreement has now been signed for the Meadows Centre and Start on Site is now forecast for March 2021. Signing of the Section 106 agreement for Buchan street is still awaited.

7.4 Revisions to Approved Schemes

7.4.1 Kingsway Medical Centre

7.4.1.1 Background

This scheme was being delivered by the City Council's Housing Maintenance & Assets team, providing four new Council rented homes through the conversion of a former surgery. Work on site commenced in November 2019, but has however been subject to significant delays due to issues raised with UK Power Network.

Following significant internal discussions and guidance from external consultants, it has now been agreed that this scheme be taken forward through the Housing Development Agency. Completion of the scheme is currently rescheduled for September 2021 but remains under review.

7.4.1.2 Budget Implications

Approval for the revised budget to bring forward this accessible refurbishment scheme is being sought in the separate Budget Setting Report to this Committee (HSC Item 8, Section 5).

The current Revised Budget for Kingsway stands at £554,000.00 (increased from the previously approved budget of £410,00.00).

7.4.2 Tedder and Kendal Way

7.4.2.1 Background

Kendal Way was approved by the HSC in March 2015 and received Planning Permission in February 2017 for the delivery of two new

council homes. Following an unresolved boundary dispute with an adjacent landowner, Planning Permission has now lapsed.

Tedder Way was approved by the HSC in March 2015, with a planning application lodged in March 2017 for the development of two new council homes. It has since been subject to delay following an unresolved boundary issue.

Both of these schemes have been subject to internal review regarding avenues for proceeding with developments which will best utilise the respective sites.

7.4.2.2 Accessible housing need

An acute need has been identified for large family homes suitable for households on the housing register which include household members with disabilities who need wheelchair accessible homes. The need is set out at Appendix 3.

There is a limited number of homes suitable for adaptation for wheelchair users in existing Council stock.

Ward Members have been consulted and are supportive of the proposals.

7.4.2.3 Revised schemes

To respond to this need it is proposed to develop the sites at Kendal Way and Tedder Way to provide a single large family wheelchair accessible home on each site.

The reduced footprint compared to the previous schemes can be delivered within the area of land that is not affected by the boundary issues which have arisen. Discussions will take place with neighbours on this basis.

The properties are proposed as 3-bedroom, 5 person / 4-bedroom, 6 person units. Discussion is continuing with Housing Needs officers, Accessible Housing officers, and Occupational Therapists to agree a process through which allocations can be made, to determine the level

of adaptation and the extent of tailoring to individual needs that will be achievable within the construction programme.

7.4.2.4 Budget Implications

Approval for the revised budgets to bring forward these accessible homes is being sought in the separate Budget Setting Report to this Committee (HSC Item 8, Section 5).

The current Revised Budget for Tedder Way stands at £506,000.00 (increased from the previously approved budget of £389,000.00)

The current Revised Budget for Tedder Way stands at £524,000.00 (increased from the previously approved budget of £374,000.00)

7.5 Reserve Schemes

The following schemes have been Approved by the Housing Scrutiny Committee, and while they remain in principle earmarked for delivery under the new housing programme currently being developed by the Housing Development Agency, the potential exists to consider rationalising the split of schemes across the new programme and current 500 programme if necessary, to ensure successful delivery of the target 500 homes started on site by March 2022.

7.5.1 The Mews, Histon Road

This scheme of 27 units is being delivered by Laragh homes, with the Council purchase 7 of the 10 Affordable housing units approved by the HSC in September 2020. The scheme has planning approval and start on site anticipated by March 2021.

7.5.2 Colville Road Phase 3

This Scheme was approved by the HSC in September 2020 and is under development through CIP. It will provide and a total of 47 new units (replacing 16 existing homes and providing 31 net new council rented homes). The detailed Scheme proposal is currently being finalised for planning submission, expected to be lodged by March 2021.

7.5.3 L2 Orchard Park

This Scheme was approved by the HSC in September 2020 and is under development through CIP. It will provide and a total of 76 new units (30 new council rented homes and 46 Market sale homes). A planning application was submitted in August 2020 to S Cambs DC and Approval is awaited.

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.

8.2 The first phase of the project will 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. Planning permission was achieved in September 2020, however delays in gaining the discharge of planning conditions have delayed start on site here. This site will now likely complete in February 2021.

Dundee Close Garages – will deliver 4 modular homes. Planning permission was achieved in October 2020. The modular units have now been delivered to site and completion is forecast for December 2020.

Barnes Close Garages – will deliver 6 modular homes. Alterations have been made to the planning application in line with planners’ requirements and it is hoped planning permission will be achieved in January 2021, with completion before the close of March 2021.



Modular Homes at Dundee Close, Nov 2020

- 8.3 The Council has appointed Jimmy's Cambridge as the 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 continuing work with the Estate Regeneration Scheme (EIS) to ensure reprovision of parking facilities for communal use by residents in the vicinity of the modular homes.

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.

9.5 Approval for the delivery of bespoke accessible homes is currently being sought herein as a departure from the formerly approved housing schemes at Tedder Way and Kendal Way. This will provide an additional 2 accessible units to the programme, with these units being developed for use by families in need of larger accommodation.

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 sustainability assessments have taken place in relation to Colville Road and Campkin Road where the following technologies will be employed: Communal Air Source Heat Pumps (ASHP), Solar PV and Thermal and waste water heat recovery. This should result in lower

energy, carbon emissions and heating bills to a level comparable to a Passivhaus dwelling.

It is expected that the Meadows & Buchan development will attain a similar standard to Campkin and Colville using a similar range of technologies. This will bring the three developments into close alignment with the proposed sustainability standards and roadmap in the updated Sustainable Housing Design Guide which is expected to be approved in this committee meeting.

11. Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 542 homes identified, with 74% of the target 500 homes having started on site. Furthermore, approval has been gained for additional schemes which remain in reserve should delays or disruption threaten successful delivery	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 approved schemes at L2 Orchard Park and Colville Road Phase 3 will deliver further affordable homes as a contingency.
MHCLG – outcomes on agreement in respect of programme end date	Low – Current forecasts indicate exceeding the target of 500 New homes on site by March 2021	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	The programme currently targets working to Start on Site by 31 March 2022. There are continuing discussions with MHCLG to clarify programme completion date.
Cost increases on approved projects	High – Requested budget increases for respective schemes are sought in this reporting as outlined. Furthermore, risk remains of increased budget requirements due to COVID-related delays/ rescheduling.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.	Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR. Regular updated risk management budgeting completed as part of Covid-19 risk work across the Council.

Planning	Low – two schemes of a combined 2 homes remain which require renewed planning applications and approvals.	Low - While planning needs to be achieved for schemes to be delivered, the 500-target has already been reached with a total of 540 now having obtained planning.	Review required on remaining 2 small sites requiring new planning applications.
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	Low– 2 remaining residents at Campkin have homes to move to and have agreed to move.	High – regeneration schemes will not be progressed if residents are not decanted.	Decant and rehousing officer regularly liaising with remaining residents to ensure vacant possession

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 £140,570,014, 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 its 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) 24/09/2020 HSC Programme report

14. Appendices

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance summary
- (c) Appendix 3: Development Need – Tedder Way and Kendal Way

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		15/12/2020									
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
Markham Close	Kings Hedges	5	0	5 CIP	HSC		Jan-18	May-18	Oct-18	May-19	Sep-20
Mill Road	Petersfield	4	19	4 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Dec-21
Sub total		62	19	89							
ON SITE											
Mill Road	Petersfield	114	99	232 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Dec-21
Ventress Close	Queen Ediths	13	0	15 CIP	HSC		Mar-17	Sep-18	Mar-19	Oct-19	Mar-21
Kingsway Medical Centre	Arbury	4	0	4 E & F	HSC		Sep-17	Sep-18	Apr-19	Nov-19	Sep-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
Colville Phase 2	Cherry Hinton	47	0	67 CIP	HSC		Jan-19	Jul-19	Dec-19	Nov-20	Apr-22
Sub total		308	276	627							
PLANNING APPROVED											
Campkin Road	Kings Hedges	50	0	75 CIP	HSC		Jul-19	Nov-19	Mar-20	Jan-21	Jan-23
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC		Jan-19	Dec-19	Jul-20	Jan-21	Mar-22
Meadows and Buchan	Kings Hedges	106	0	106 CIP	HSC		Jan-19	Dec-19	Aug-20	Mar-21	Mar-23
Sub total		170	21	216							
HSC APPROVED SCHEMES (UNDER REVIEW)											
Tedder Way	Arbury	1	0	1 TBD	HSC		Mar-15	Mar-21	TBD	TBD	TBD
Kendal Way (Planning Lapsed)	East Chesterton	1	0	1 TBD	HSC		Mar-15	Mar-21	TBD	TBD	TBD
Sub total		2	0	2							
GRAND TOTAL		542	297	934							

Reserve Schemes	Ward	Net Affordable	Other	Total Homes	Delivery	Committee	Committee Approved	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
Colville Road Phase 3	Cherry Hinton	31	0	47	CIP	HSC	Sep-20	Mar-21	Jul-21	Dec-21	TBD
L2 Orchard Park	SCDC	30	46	76	CIP	HSC	Sep-20	Aug-20	Jan-21	Apr-21	Nov-22
The Mews, Histon Road	Arbury	7	0	7	S106 Laragh	HSC	Sep-20	May-19	Feb-20	Oct-21	Dec-22
Ttotal Reserve		68	46	130							

Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	189	187	30	0
Cumulative total	2	134	323	510	542	542

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	82	125	321
Cumulative total	2	2	14	96	221	542

New Build Programme - 500 New Homes										December 2020	
Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2021/22 HRA BSR Table	Total Spend to 31 March 2020	Budget RTB receipts (Actual where complete / on hold)	Budget Devo grant funding (Actual where complete / on hold)	Section 106	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
Uphall Road	Build completed	2	2	322,000	356,829.05	(105,330)	(242,596)	0	8,903	178,415	4,452
Nuns Way & Wiles Close	Build completed	10	10	1,976,189	1,934,897.58	(583,857)	(1,308,231)	0	54,101	194,619	5,410
Tedder Way	Feasibility stage	1	1	506,000	10,938.00	(151,800)	(354,200)	0	0	506,000	0
Kendal Way	Feasibility stage	1	1	524,000	28,416.50	(157,200)	(366,800)	0	0	524,000	0
Anstey Way	Build completed	29	56	11,285,455	11,185,439.05	(1,855,033)	(3,500,204)	0	5,930,218	201,526	105,897
Colville Garages	Build completed	3	3	847,300	734,752.31	(254,190)	(593,110)	0	0	282,433	0
Queensmeadow	Build completed	2	2	621,040	593,491.95	(186,312)	(434,728)	0	0	310,520	0
Wulfstan Way	Build completed	3	3	816,810	528,683.01	(245,043)	(571,767)	0	0	272,270	0
Markham Close	Build completed	5	5	1,186,650	1,070,819.62	(355,995)	(830,655)	0	0	237,330	0
Gunhild Way	Build completed	2	2	664,140	534,652.74	(199,242)	(464,898)	0	0	332,070	0
Ditchburn Place	Build completed	2	2	322,000	333,957.43	(101,115)	(232,842)	0	(0)	166,979	(0)
Mill Road	On site	118	118	24,965,630	13,318,316.41	(7,489,689)	(17,475,941)	0	0	211,573	0
Ventress Close	On site	13	15	3,689,920	2,210,920.21	(783,909)	(1,828,596)	0	1,077,415	245,995	71,828
Kingsway	On site	4	4	554,000	79,275.81	(166,200)	(387,800)	0	0	138,500	0
Cromwell Road	On site	118	118	24,865,800	14,110,559.21	(5,308,692)	(17,406,060)	0	2,151,048	210,727	18,229
Akeman Street	On site	12	14	4,526,720	1,893,155.83	(910,682)	(2,108,742)	0	1,507,296	323,337	107,664
Clerk Maxwell Road	Planning approved	14	14	3,046,760	0.00	(914,028)	(2,132,732)	0	0	217,626	0
Meadows and Buchan	Planning approved	106	106	27,318,760	686,480.99	(2,063,746)	(13,351,819)	0	11,903,195	257,724	112,294
Colville Road Phase 2	On site	49	69	14,467,580	1,111,519.99	(2,746,587)	(6,408,278)	0	5,312,715	209,675	76,996
Campkin Road Phase 2	Planning approved	50	75	18,063,260	640,537.11	(3,243,247)	0	(1,750,000)	13,070,013	240,843	174,267
TOTAL		544	620	140,570,014	51,363,642.80	(27,821,896.45)	(70,000,000.00)	(1,750,000.00)	41,014,904.03	226,752.90	66,153.07
Mean average											

Reserve Schemes Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2021/22 HRA BSR Table	Total Spend to 31 March 2020	Budget RTB receipts (Actual where complete / on hold)	Budget Devo grant funding (Actual where complete / on hold)	Section 106	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
L2	Planning Submitted	30	30	6,207,000	0.00	(620,700)	0	0	5,586,300	206,900	186,210
Histon Road	Planning Approved	7	7	1,513,000	0.00	(151,300)	0	0	1,361,700	216,143	194,529
Colville III	Pre-planning	31	47	11,103,200	0.00	(1,288,916)	0	0	9,814,284	236,238	208,815
Total		68	84	18,823,200	0	(2,060,916)	0	0	16,762,284	219,760	196,518

Appendix 3: Development Need and Outline Proposals – Tedder Way and Kendal Way

1. Background

- 1.1 Both Tedder Way and Kendal Way were included within a package of small sites approved by the Housing Scrutiny Committee in March 2015. Other sites within that package have to date been successfully delivered (Nuns Way, Cameron Road, Wiles Close, Uphall Road).
- 1.2. Planning Permission for two dwellings at Kendal Way was secured in February 2017 but has subsequently lapsed. A planning application was submitted for two dwellings at Tedder Way but has not progressed to Planning Committee due to site constraints, including boundary/access issues.
- 1.3 Because of these constraints, revised feasibility studies now show a 4-bed bungalow on Tedder Way and a 3-bed bungalow at Kendal way to be developable. Bungalows are more appropriate accommodation for families with disabled family members. Bungalows may also be more acceptable to local residents due to lower density and lower risk of overlooking due to the associated lower building heights.

2. Acute need for larger adapted / adaptable properties

- 2.1 An acute need has been identified for large family homes suitable for households on the housing register which include household members with disabilities who need wheelchair accessible homes. Discussion with members and colleagues in the Housing Needs Service and Occupational Therapy service has confirmed this need.
- 2.2 There is a clear and demonstrated need for homes for families with household members with disabilities within Cambridge. Housing Register data from October 2020 shows that there are:

- **5 families** on the housing register with the need for a 4 bedroomed property*1 that have also been assessed as having a need to move for medical reasons because their 'medical condition or disability is affected by their current accommodation', and have been assessed as being eligible for a property suitable for an applicant who uses a wheelchair some or all of the time.

**1: includes those who have been assessed as needing a 3 or 4 bedroomed property. Because of the shortage of suitable 4 bedroomed houses this assessment is normally made to allow families to bid for a property smaller than they really need but which has an extra living room (normally a dining room) that could be used as a bedroom.*

- **7 families** on the housing register with a need for a 3 bedroomed property that have also been assessed as having a need to move for medical reasons because their 'medical condition or disability is affected by their current accommodation', and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are a further **9 families** on the housing register who need 4 bedroomed accommodation* and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are a further **23 families** on the housing needs register who need 3 bedroomed accommodation and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are **3 families** on the housing register that have been assessed as being in Band A with an 'urgent' need to move to 4

bedroomed accommodation suitable for someone who uses a wheelchair all of the time.

- There is **1 family** assessed and being in Band A with an 'Urgent' need to move to accommodation suitable for someone who uses a wheelchair most of the time.

- 2.3 There is a limited number of homes suitable for adaptation for wheelchair users in existing Council stock.
- 2.4 Cambridge City Council holds a stock of 2,174 three bedroomed properties and 101 four bed houses as of April 2020. However much of this stock is an older type which is difficult to adapt for the needs of people with disabilities. Information from the Council's Strategic Housing Key Facts Apr – June 2020 report states that there were just 4 lettings of 4 bedroomed properties or larger in 2019-20 and 71 lettings of 3 bedroomed properties in the same period.
- 2.5 As demonstrated above, there is a clear need for larger properties designed for and suitable for occupation by disabled people. In particular, there is a need family homes suitable for families with children with disabilities. There is a high need for family homes in Cambridge suitable for children with disabilities in commuting distance of the Castle School in the West Chesterton Ward of Cambridge for children with complex needs which cannot be met by mainstream schools or colleges. With this requirement not being met through the provision of general needs housing, the need is acute.



Update Report on North East Cambridge Programme

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Mike Sargeant, Lead Member for Cambridge City Council
From:	Fiona Bryant Director, Cambridge City Council
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Note the report (approved by Executive Councillor following scrutiny at Strategy and Resources Committee, Cambridge City Council on February 8th 2021) and presentation as an update on the North East Cambridge Programme</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 This report provides an update for the Housing and Communities Committee on the North East Cambridge programme and outlines progress against the three key projects associated with its strategic regeneration.
- 1.2 The report was approved by Cambridge City Council Executive Cllr Lewis Herbert, following scrutiny in public at City's Strategy and Resources Committee on February 8th 2021.
- 1.3 The programme is highly complex, but, in simple terms, comprises three key projects with a number of underlying workstreams:
 - The overarching planning framework (primarily through the North East Cambridge Area Action Plan (NECAAP or AAP)), led by the Greater Cambridge Shared Planning Service
 - The Cambridge Waste Water Treatment Plant Relocation Project (Relocation project or CWWTPR) -funded by c£227m of MHCLG's Housing Infrastructure Programme funding, administered by Homes England), led by Anglian Water
 - The Core Site development project, led by Cambridge 4 LLP, the joint venture (JV) between the City Council and Anglian Water, with U&I appointed as the Master Developer.
- 1.4 The JV partners and the Greater Cambridge Shared Planning Service are also working with other landowners within the NECAAP area to support the LPA to ensure a coherent master planning process for the district as a whole.
- 1.5 Whilst the NECAAP and the Relocation project have held public consultations in 2020, the progression on the Core Site development, of which the emerging baseline business plan is a key document going forward, has only just started this process following the final agreement on the Housing Infrastructure funding (HIF) in March 2020. At this stage the business plan is emerging as a series of high-level strategies, outlining the key purpose and objectives of each area of the future business plan.
- 1.6 The programme is subject to monthly monitoring and reporting for Homes England and MHCLG. The individual projects also have their own statutory and/or other governance and reporting lines e.g. NECAAP through the Local Planning Authority statutory and/or scrutiny and/ Exec Cllr decision making processes as appropriate. The Core Site development scheme operational management comes under the auspices of the Joint Venture LLP but reserved matters are decisions for the City Council decision processes and the Anglian Water Board.
- 1.7 General highlight and exceptions reporting have been established within the City Council's own Corporate Programme Office, with quarterly updates to Council Executive Members and the Senior Leadership team. Update reports for information are also made to the Cambridgeshire and Peterborough Housing and Communities Committee.

2. Background

- 2.1 The North East Cambridge Programme aims to deliver a brand new district in North East Cambridge. The new district will encompass around 8000 homes, set new standards of sustainability, enhance the quality of life of local people and support the economy of Greater Cambridge. It will help meet the pressing need for new homes in the Greater Cambridge housing market, in a highly sustainable location close to places of employment and well supported by amenities and infrastructure.
- 2.2 Located at the heart of the new district will be the Core Site – currently the location for Anglian Water's Cambridge Waste Water Treatment Plant and the adjacent Cambridge City Council owned Land. The Core Site will be central to delivering the Local Planning Authorities' vision for the wider North East Cambridge area as:
- “an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods”.**
- 2.3 The CPCA approved and prioritised an expression of interest into the Housing Infrastructure Fund in 2017. Cambridge City Council submitted a business case to the fund in 2018 which was approved in 2019. The Funding agreement was signed in 2020. The approved grant fund is for up to £227m to relocate Anglian Water's Waste Water Treatment Plant to enable the development of a new quarter in North East Cambridge.
- 2.4 The programme is a complex one, and the timescales are based around a key number of planning dependency milestones. These comprise some key milestones outlined within the Housing Infrastructure Fund (HIF) agreement.

Final development timescales are still evolving. Project interdependencies are key to this programme , and are under regular review, but the current estimated dates are as follows: NEC AAP Draft Consultation	2020 (completed)
Development Consent Order (DCO) Initial Consultation	2020 (completed)
Emerging Core Site Baseline Business Plan	2021
Meanwhile Use Planning Application	2021
DCO Submission	2022/3
DCO Determination	2023
AAP final submission	2024
AAP Adoption	2025
Hybrid planning application submission	2024
Hybrid planning application determination	2025
Plot option agreements complete	2026-2030
Phased development starts on site	2027 – 2043
First Occupation of Housing on Core Site (can only happen when WWTP is fully decommissioned and commissioned at new site)	2028

Significant Implications

3. Financial Implications

3.1 None at present for CPCA.

4. 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. Other Significant Implications

5.1 None

6. Appendices

6.1 Appendix 1 - Cambridge North East Report
Appendix 2 - Cambridge North East Presentation with Images index

7. Background Papers

7.1 None



UPDATE ON CAMBRIDGE NORTH EAST PROGRAMME AND PROGRESS ON THE BASELINE SUMMARY CORE SITE BUSINESS PLAN

TO: EXECUTIVE COUNCILLOR FOR STRATEGY AND PARTNERSHIPS

REPORT BY: FIONA BRYANT, STRATEGIC DIRECTOR

**COMMITTEE: STRATEGY AND RESOURCES SCRUTINY COMMITTEE 8TH
FEBRUARY 2021**

WARDS AFFECTED: EAST CHESTERTON

1.0 Executive Summary

1.1 This report provides an update on the North East Cambridge programme and outlines progress against the three key projects associated with its strategic regeneration.

1.2 The North East Cambridge Programme aims to deliver a brand new district in North East Cambridge. The new district will encompass around 8000 homes, set new standards of sustainability, enhance the quality of life of local people and support the economy of Greater Cambridge. It will help meet the pressing need for new homes in the Greater Cambridge housing market, in a highly sustainable location close to places of employment and well supported by amenities and infrastructure.

1.3 Located at the heart of the new district will be the Core Site – currently the location for Anglian Water’s Cambridge Waste Water Treatment Plant and the adjacent Cambridge City Council owned Land. The Core Site will be central to delivering the Local Planning Authorities’ vision for the wider North East Cambridge area as:

**“an inclusive, walkable, low-carbon new
city district with a lively mix of homes, workplaces, services and social spaces,
fully integrated with surrounding neighbourhoods”.**

1.3 The programme is highly complex, but, in simple terms, comprises three key projects with a number of underlying workstreams.

- The overarching planning framework (primarily through the North East Cambridge Area Action Plan (NECAAP or AAP)), led by the Greater Cambridge Shared Planning Service
- The Cambridge Waste Water Treatment Plant Relocation Project (Relocation project or CWWTPR) -funded by c£227m of MHCLG's Housing Infrastructure Programme funding, administered by Homes England), led by Anglian Water
- The Core Site development project, led by Cambridge 4 LLP, the joint venture (JV) between the City Council and Anglian Water, with U&I appointed as the Master Developer.

The JV partners and the Greater Cambridge Shared Planning Service are also working with other landowners within the NECAAP area to support the LPA to ensure a coherent master planning process for the district as a whole.

1.4 Whilst the NECAAP and the Relocation project have held public consultations in 2020, the progression on the Core Site development, of which the emerging baseline business plan is a key document going forward, has only just started this process following the final agreement on the Housing Infrastructure funding (HIF) in March 2020. At this stage the business plan is emerging as a series of high level strategies, outlining the key purpose and objectives of each area of the future business plan.

1.4 The programme is subject to monthly monitoring and reporting for Homes England and MHCLG. The individual projects also have their own statutory and/or other governance and reporting lines e.g. NECAAP through the normal statutory and/or via scrutiny and/ Exec Cllr decision making processes as appropriate. The Core Site development scheme operational management comes under the auspices of the Joint Venture LLP but reserved matters are decisions for the Council decision processes and the Anglian Water Board. General highlight and exceptions reporting has been established within the City Council's own Corporate Programme Office, with quarterly updates to Council Executive Members and the Senior Leadership team. Quarterly reporting for information will be made to the Cambridgeshire and Peterborough Combined Authority's (CPCA's) Housing Committee.

2.0 Recommendations

The Executive Councillor is asked to:

- Note the update on progress across the programme

Note the progress against the projects which are managed in line with their statutory and legal governance and management arrangements.

- Note that a further update will be submitted to Strategy and Resources committee in 2022 (any reserved matters decision requirements will be reported to the relevant Committee and Anglian Water's Board as required)

3.0. Programme Timescales and Milestones

3.1 The programme is a complex one, and the timescales are based around a key number of planning dependency milestones. These comprise some key milestones outlined within the Housing Infrastructure Fund (HIF) agreement.

3.2 Final development timescales are still evolving. Project interdependencies are key to this programme, and are under regular review, but the current estimated dates are as follows:

NEC AAP Draft Consultation	2020 (completed)
Development Consent Order (DCO) Initial Consultation	2020 (completed)
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4.0 Key Project Updates

4.1 The North East Cambridge Area Action Plan (NECAAP or AAP)

4.1.1 The relevant planning consents for the relocation project and the Core Site development are related to the timescales for progression on the NECAAP and the emerging Local Plan

4.1.2 The Greater Cambridge Shared Planning Service published and consulted in summer 2020 on early proposals for the new low-carbon city district including 8,000 new homes and 20,000 new jobs in a draft Area Action Plan (NECAAP) for North East Cambridge.

4.1.3 The draft proposals were approved by Executive Councillor following scrutiny in public at Planning and Transport Scrutiny in June 2020, prior to being issued for public consultation between July and October 2020

4.1.4 The vision for the Area Action Plan underpins the desired outcomes for the new district in proposing **‘an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods’**

4.1.5 The Greater Cambridge Shared Planning Service are working on preparing the Pre-Submission Plan for member scrutiny in summer/autumn 2021, which will form the Council's final proposed plan for North East Cambridge, subject to formal consultation and scrutiny by the Inspector at the Examination hearings. The formal submission of the AAP seeks to track the Relocation Project Development Consent Order process.

4.1.6 The Greater Cambridge Local Plan Preferred Options will be considered by members (for Cambridge - Planning & transport scrutiny committee) prior to consultation in Summer/ Autumn 2021. Specific dates yet to be confirmed. Details of the timetable of plan production can be found in the [Local Development Scheme](#).

4.1.7 . The project is led by the Greater Cambridge Shared Planning Service and primary reporting for the NEC AAP is, for City Council purposes, to Executive Cllr and Planning and Transport Scrutiny committee so this update to SnR committee is simply in the context of progress on the overall programme..

4.2 The Cambridge Waste Water Treatment plant (CWWTP) Relocation

4.2.1 Strategic regeneration of the NEC area into a new district for the city relies upon the Cambridge waste water treatment plant being relocated, unlocking an area that will deliver around 5600 of those new homes at the heart of the new quarter. The proposed relocation is being funded by the Housing Infrastructure Fund (HIF) , administered by Homes England.

4.2.2 The relocation project will deliver a modern, carbon-efficient waste water treatment plant that will continue to provide vital services for the community and the environment, recycling water and nutrients, producing green energy, and enabling Cambridge to grow sustainably.

4.2.3 Relocating the plant from the current site on Cowley Road will:

- Allow the existing site to be redeveloped, delivering thousands of much needed new homes including 40% affordable housing
- Provide a mix of homes, workplaces, retail and community spaces that are physically connected, socially cohesive and fully integrated with surrounding neighbourhoods
- Enable Improvements to walking, cycling and public transport connectivity, helping to address climate change through reducing car use
- Create a lively mixed area with a real sense of place, fostering community wellbeing and encouraging collaboration
- Create new parks and open spaces that will form a biodiverse and accessible network linked with parks in the wider area

4.2.4 The project is being considered as national strategic level project and the planning strategy is via a Development Consent Order (DCO), which is determined by a nationally appointed inspector. The development of a DCO application is a statutory process. Section 35 consent for the DCO has been approved by DEFRA.

4.2.5 The project was launched by Anglian Water on 8th July 2020 and the initial site selection consultation was published on the same day, across a range of digital and traditional

communication and engagement channels. Alongside the benefits of the strategic regeneration of North East Cambridge, the project will provide the opportunity to design and build a modern, carbon efficient waste water treatment plant using the latest technologies. This will enable more efficient service to customers across Greater Cambridge and into the future. The new plant will enable:

- Reduction of the plant footprint to around half the existing site
- Reduced carbon emissions, contributing to aim for net zero carbon
- Minimising odour through modern design and operational management
- Delivery of new biodiversity habitats and environmental enhancement

4.2.6 The project has built on Anglian Water's open, iterative stakeholder engagement strategy designed to gather feedback from a range of stakeholders throughout the development of the proposals (and in compliance with legal and regulatory requirements). In the run up to launch, Anglian Water engaged with a range of technical, local authority, community and elected stakeholders to engage them on the project and seek their input.

4.2.7 The project team has also engaged the services of the Design Council who are an independent charity and the government's advisor on design. Their team has a global network of experts in the built environment and design. The DCO process requires the applicant to demonstrate openness to good design and the Design Council will provide external assurance and validation throughout the programme's design journey.

4.2.8 The pre-application phase is a c24-month programme with three rounds of technical and community engagement.

4.2.9 The project was launched with a virtual 'village hall' exhibition and a [digital engagement platform](https://cwwtpr.com/) which can be accessed through the website (<https://cwwtpr.com/>) where can view, real time, the feedback Anglian Water are receiving from the community:

4.2.10 The first phase of consultation on the Relocation (CWWTPR) project was held between July and September 2020, designed to build awareness and understanding regarding the need for the relocation and what it would deliver and specifically asked for feedback regarding the three relocation site options:

4.2.11 Anglian Water published a [consultation summary report](#) towards the end of November which summarised the quantitative and qualitative feedback received and explained how this was being incorporated into the final decision on the site and the early design process.

4.2.12 There were 5,700 unique visitors to the website and 3366 comments made by 1766 unique respondents giving further insights from the local communities and a wide spectrum of stakeholders.

4.2.13 The vast majority of respondents stated they were local residents and responses were received from communities local to all three site area options. The most frequently raised topics for each site were: 'Air quality, noise and vibration': the most popular topic for each site option, within which the main concern was anticipated odour impacts to local communities and amenities.

‘Traffic and access’, ‘Impact on local amenities’, and ‘Landscape and views’ were also frequently commented on for each site.

4.2.14 All feedback received to the consultation is being considered in the site selection alongside environmental, planning, operational and programme assessments. Site selection will conclude in late January 2021 when Anglian Water will announce which site has been selected. All feedback received during this consultation and the further two phases to follow will be published in full in the final Consultation Report which will be included within the application for a Development Consent Order (DCO) planned for 2022/23.

4.2.15 Stakeholder engagement is ongoing and now focused on seeking to build an understanding and gain input into Anglian Water’s design vision both for the new plant and to explore the wider community aspirations the project could deliver.

5.0 The Development of the Core Site

5.1 The Core Site comprises around 48ha of land at the heart of the proposed new district and is owned by Anglian Water and Cambridge City Council. Whilst the Core site itself is located within the City, its place within the wider NECAAP area and its location at the very heart of the proposed new district mean that its strategic regeneration will also deliver major benefits for the wider Greater Cambridge geography.

5.2 The development of the Core Site is underpinned by the master development agreement (MDA), the contract between the Cambridge 4 LLP Joint venture (Anglian Water and Cambridge City Council) and the appointed master developer, U&I. The terms of MDA require the Developer and the Owners to act in good faith to achieve the objectives.

5.3 Following the signing of the Housing Infrastructure Funding (HIF) contract and the Area Action Plan and Development Consent Order process being underway, it was agreed, as reported to Strategy and Resources Committee in October 2018 and February 2020 that the next key piece of work would be to develop an emerging business plan for the proposed Core Site development.

5.4 The timescales of the negotiations on the HIF agreement and the early stages of the Core Site development project mean that at this stage, the business plan is a series of high level strategies, outlining the key objectives and context for each strategy.

5.5 The Business Plan is a legal document to be reviewed at least once a year. A number of virtual workshops were held this year with colleagues to establish the key principles and objectives for the strategies making up the emerging business plan, and senior management team members and other key managers have commented on the draft strategies. Summaries of the major strategies are outlined in the following pages.

5.6 The Vision

5.6.1 Central to any major scheme development is outlining the vision and values for such a development. The vision for the Core Site builds on the NECAAP’s vision and on City Councillor and Anglian Water Board’s input and contributions to discussions by many stakeholders on the project over the last few years.

5.6.2 A draft Placebook is being developed to help to introduce the importance and opportunity of the Core Site to underpin the new district at its heart through an innovative, sustainable and integrated scheme. The placebook is a dynamic document and will evolve as the scheme develops and the NECAAP masterplan becomes more established. The current draft is attached at Appendix B.

5.6.3 The Vision for the Core Site is for a place that:

- is not only located, but also firmly **rooted in Cambridge**. It will be an integral area of this unique city, delivering the needs of the future whilst taking inspiration from the past. It will be a place where people know their neighbours and put down roots. It will be **shaped by many**, involving local people and organisations as it is planned, being built by a wide range of delivery partners and involving future residents in its management once it's complete.
- The Core Site will be **open to all**: its resources will be available to everyone, offering affordable housing as well as a place to start and a place to stay. By considering the needs of children and more vulnerable people, it will be a good place for everyone. The Core Site will make it easy for people to **live within their environmental means**, using innovative technologies to reduce the impacts of construction, responding to the climate emergency and encouraging more sustainable lifestyles.
- The Core Site will **be integrated with nature**, incorporating biodiversity, enabling people to experience wildlife at first hand, and looking to the natural world to help solve challenges. And it will be an inclusive place with **street life** offering spaces for play, exercise and nature, places to work, shop and have fun, and enabling walking, cycling and low-carbon modes of movement.

5.6.4 The vision is based on three Promises – to the people who'll live, work, or simply spend time here, to the city of Cambridge, Greater Cambridge and to the planet – and six Values, the principles that will guide the project as it is planned and delivered, and which will shape the identity of the new place.

Three key Promises underpin our vision for the Core Site.



PEOPLE: The Core Site will support the health, happiness and wellbeing of the people who'll live, work and spend time here.



CITY: The Core Site will be an integral new quarter of Cambridge, taking inspiration from the city, engaging with its citizens' present needs and helping shape its future.



PLANET: The Core Site will be an exemplar for development fit for the challenges of the 21st Century, enabling sustainable lifestyles, protecting and enhancing nature and accelerating the transition to a zero-carbon world.

Six Values will underpin and guide the project.

Rooted in Cambridge	<ul style="list-style-type: none"> • The Core Site will be an integral, new piece of Cambridge, that is both part of the city and a distinctive new place in its own right. • It will help shape the City's future whilst learning from the city's history and character. • It will be a place to live, work, play and learn, where people know their neighbours, shop locally and put down roots.
Shaped by many	<ul style="list-style-type: none"> • We'll engage with many people and organisations through the process of planning and delivering the Core Site, enabling the new place to be influenced by different perspectives. • It will be delivered by many partners: larger developers, affordable housing providers, SMEs and community-led organisations. • Once built, residents will continue to shape the new place, through community-focused forms of place and space management and a culture of participation.
Open to all	<ul style="list-style-type: none"> • The Core Site's resources – its homes, public space, shops, employment opportunities and community facilities – will be affordable, available and accessible to all. • It will provide a place to start, and a place to stay, with homes for those just starting out, those raising families, people downsizing and others in the later stages of their lives. • The Core Site will foster a culture of inclusiveness and diversity, designed to value children, older people, those who are more vulnerable, and those whose voices do not always get heard.
Living within environmental means	<ul style="list-style-type: none"> • The Core Site will be innovatively designed and constructed to make efficient use of valuable natural resources such as land, water and energy. • It will respond to the challenges of the climate emergency and help Cambridge meet its commitment to achieving net zero carbon before 2050. • It will make it easier for people to live sustainable and healthy lifestyles with a high quality of life.
Integrated with nature	<ul style="list-style-type: none"> • The Core Site will incorporate nature and wildlife throughout its buildings, gardens, streets and parks. • It will offer the opportunity to experience nature at first hand – through food growing, conservation initiatives and exploring wild places, and using nature to enhance wellbeing. • We'll learn from nature in developing innovative approaches to design, construction, energy production and water management.

Street life	<ul style="list-style-type: none"> • In large part free of cars, streets at the Core Site will take on many new roles – places for children's play, exercise, café tables and natural landscaping. • The Core Site's streets will be home to a variety of uses, providing places to work, shop and have fun within easy walk of home. • Streets will enable walking, cycling and low-carbon modes of transport, with excellent bus connections and easy access to Cambridge North station.
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5.7 THE PLANNING STRATEGY

5.7.1 The planning strategy is a key component of the business plan in that it identifies, for the Core Site development, the framework within which a planning application will be progressed. The approach to the planning strategy will be informed by the objectives in the Master Development Agreement and the Promises and Values established for the Core Site.

5.7.2 Of particular relevance is the Promise to support the health, happiness and wellbeing of the people who'll live, work and spend time here, and to *enable sustainable lifestyles, preserving and enhancing nature and accelerating the transition to a zero-carbon world*

5.7.3 The Planning Strategy will chart an appropriate course through the planning process, noting in particular the inter-relationships with the Development Consent Order (DC) and Area Action Plan (NECAAP)

5.7.4 Whilst the Core Site is proposed for redevelopment in the 2018 adopted Cambridge Local Plan, the wholesale relocation of the waste water treatment plant was not envisaged at that time. Therefore adopted policy seeks commercial & industrial uses rather than a residential led approach. Given this, the purpose of the Planning Strategy is to articulate the journey from current planning status to submission and determination of a planning permission for a residential-led mixed use development to the quantum set out in the MDA (5,600 homes).

5.7.5. The principal factors determining what detailed matters will be included for determination in the principal outline planning application will relate to the following:

1. Meanwhile Use If a programme of meanwhile activities can be funded and is deliverable;
2. Any proposed initial phase of commercial development being brought forward under the scope of the existing adopted local plan;
3. The requirement for principal infrastructure and other matters to be fixed at the outset, even if not to be delivered until later phases.

5.7.6 The design code will be a particularly important element of the planning application since it will set out what is prescribed of development – and critically of streets and the public realm. It will also provide guidance and advice where there is more flexibility for developers.

5.8 PLOT DELIVERY STRATEGY

5.8.1 The Plot Delivery Strategy describes how developers will be selected to deliver plots, safeguard design and construction quality, and ensure each plot fulfils its part of the overall vision and masterplan for the Core Site. In doing so, it will help ensure that we deliver on the project's promises and values described in the Vision, while protecting and enhancing our and our partners' wider interests and reputation.

5.8.2 This strategy is based around the following key objectives:

1. Engaging a range of delivery partners in bringing forward the coordinated delivery of the masterplan

A key aim of the Plot Delivery Strategy is to enable the delivery of the development in a way that reflects the Vision, Promises and Values of the project. This involves the Master Developer setting the context, parameters and commercial arrangements for a range of delivery partners, making sure that what is delivered is compliant with the planning permission, the vision of the project and the longer-term value creation strategy. It will also involve making sure that development is coordinated between Plots and phases.

2. Maximising the value of the land as a whole by optimising the value of each plot

This objective recognises that achieving the highest possible price for each plot will not always be the best way to maximise the whole. The merits and logic of this approach are increasingly well understood and assessed. For example, *The Value of Placemaking* (Savills, October 2016) found that additional early spending on placemaking increased overall land value by nearly a quarter as significant new developments became established in the market as destination places to live and inhabit, enabled by a patient approach to investment and land-value extraction.

5.8.3 The summary of the strategy is as follows:

- All developable land within the Core Site Masterplan will be allocated to a Plot Plan.
- Plots will reflect the development parameters established by the Planning Permission.
- There will be three Plot Types – Enabling Plots, Standard Plots and Bespoke Plots – according to size, complexity and requirement for infrastructure.
- A range of different development partners will be engaged in the delivery process – from specialist SMEs to volume housebuilders and institutional investors; the three different Plot Types will provide a framework for categorising the potential partners.
- Enabling infrastructure will either be delivered by the Master Developer or otherwise passed on as a requirement to the plot developer with appropriate safeguards.
- Plots will be subject to design governance including the Site Wide Design Code. A Plot Development Brief will be prepared for every Plot and form the basis of the disposal of that Plot.
- A range of disposal and procurement processes, design governance measure, financial structures and enforcement mechanisms will be applied to ensure quality.

5.8.4 A Plot:

- is any area containing developable land which it is intended will be disposed of as a single entity;
- may range in scale from multiple blocks or even a whole neighbourhood down to a single building lot;
- may or may not also contain non-developable land, together with any associated obligations.

- enforcement in deliver

5.8.5 The matrix below shows how the tools described above may be deployed in relation to the three types of plot.

	Strategic scale	Enabling	Standard	Bespoke
Overview	Description	Large disposals under which plot developers fund or deliver infrastructure enabling wider neighbourhood development, as well as their own plot development, with the cost of infrastructure offset against the land price.	Mid-size disposals of residential plots for 'good ordinary' development by housing developers of a mix of sizes and types.	Bespoke disposals at the scale of a street, block or building requiring special attention to design quality or user engagement by virtue of its prominence, civic importance or market niche.
	Plot developers	Institutional investors Tier 1 contractor-developers Council	Volume housebuilders SME housebuilders Commercial and mixed-use developers Housing associations Specialist developers Council	SME developers Specialist developers Master developer Council
	Estimated % of site (by plots)	35%	50%	15%
	Typical locations	Higher-density plots at neighbourhood edges	Lower-to-medium density residential areas throughout	Prominent plots on primary streets One-off, special buildings
Scope	Typical size (residential units)	250+	100-250 (more in stages)	<100
	Typical tenures	PRS residential Market sale residential Affordable	Market sale residential PRS residential Affordable residential	Civic, cultural and community Mixed-use Custom-build and community-led

		residential Mixed-use		residential Specialist residential
	Infrastructure responsibilities	Primary and/or secondary to neighbourhood Tertiary to plot	Tertiary to plot Some secondary	Tertiary to plot
Tools	Disposal and procurement processes	Competitive or negotiated dialogue	Developer Panel Open-market disposal	Open-market disposal Direct delivery
	Design governance	Site-wide Design Code Plot Development Brief Master Developer review and approval Design subdivision Independent design review Additional planning permissions	Site-wide Design Code Plot Development Brief Master Developer review and approval Design subdivision Independent design review	Site-wide Design Code Plot Development Brief Design Competitions Master Developer review and approval Independent design review Additional planning permissions
	Financial structures	Negotiation Joint venture Land-for- infrastructure	Competitive two- stage sale Negotiation Overage and profit- sharing Deferred payment	Competitive two- stage sale Deferred payment Joint venture
	Enforcement mechanisms	Building licence Approval of construction details	Building licence Panel reviews	Building licence Mandatory forms of contract Approval of construction details

5.9 PHASING STRATEGY

5.9.1 Strategy Objectives

This strategy is split into 4 sections: Activation, Phase 0, Phase 1, and Future Phases. The objectives of the Phasing Strategy are as follows:

- To establish the place making as early as possible by bringing forward a mix of residential and complementary non-residential uses.
- To support the long-term value creation strategy as detailed in the Plot Delivery Strategy.
- To strike a balance between spreading development (i.e. developing out multiple areas simultaneously to speed up delivery) and concentrating it (i.e. focusing on completion of specific neighbourhoods).
- To maintain a mix of Plot types, dwelling types, sizes and tenures in each phase, with the aim of accelerating absorption rates.

- To support flexibility and resilience allowing the project to respond to changing market conditions.

5.9.2 It must be noted that we expect the masterplan and phasing to evolve considerably through the design and engagement process over the 3 years preceding a planning application. The Phase 0 Strategy will set out a proposal for a commercially-led phase to be delivered in 2023-25 (prior to the submission of the overall masterplan) – to build on the activation phase with the first permanent phase on site and keep momentum on the project. The Phase 1 Strategy sets out our thinking behind the first comprehensive mixed-use phase delivered in 2026-2028, as part of the overall site wide planning application, once the site is free from the operational, odour zone, and tenancy constraints, and when residential units can be occupied.

The Future Phases Strategy is less specific given the uncertainties with predicting trends and markets 7 years in advance – but simply sets out our general strategy to adapt future phases to achieve the project objectives. This considers absorption rates, placemaking, unit type/tenure mixes, best value, etc.

5.10 INFRASTRUCTURE STRATEGY

5.10.1 The following values are of particular importance in devising and implementing the infrastructure strategy:

‘Open to all’ - The Core Site will foster a culture of inclusiveness and diversity, **designed to value children, older people, those who are more vulnerable**, and those whose voices do not always get heard.

‘Living within our means’ - The Core Site will **be innovatively designed** and constructed to make efficient use of valuable natural resources such as land, water and energy.

‘Integrated with nature’ - The Core Site will incorporate **nature and wildlife** throughout its buildings, gardens, streets and parks.

5.10.2 This strategy seeks to ensure that the necessary infrastructure to support growth at the Core Site is planned, programmed, funded and delivered at the most appropriate level and at the right time as development proceeds; draws on economies of scale across North East Cambridge; is future-proofed and resilient to the challenges of climate change, adopting proven innovation where possible and appropriate

5.10.3 The infrastructure strategy will be delivered at three levels:

1. North East Cambridge AAP
2. The Core Site-wide
3. Individual plot or parcel

1. North East Cambridge AAP

Consultants Stantec have been appointed by Greater Cambridge Shared Planning Services to produce an Infrastructure Delivery Plan for NEC. Aspinall Verdi have been appointed alongside Stantec to undertake viability modelling. The Core Site team will be engaging with the consultant team to ensure that any proposals do not impact on the viability of development coming forward at the Core Site.

2. On-site infrastructure by the master developer

The scope of on-site infrastructure to be directly delivered by the master developer is anticipated to include the following:

- Demolition of any remaining waterworks infrastructure left over following the relocation and demolition procedures undertaken by Anglian Water;
- Completion of the necessary remediation and site preparation either on a plot-by-plot or entire-site level basis, where not undertaken by the Anglian Water Contractor (see section on remediation below);
- Primary streets to serve the development plots together with strategic links to neighbouring sites;
- Provision of public transport facilities on the primary street network;
- Strategic utilities to serve the development plots (to include electricity, water, sewage, surface water drainage, telecoms);
- Key water attenuation infrastructure, including ponds and storm cells;
- Key green infrastructure, including the main park, perimeter boundaries and green links;
- Key public buildings such as community centres and healthcare; and
- Transport hubs.

On-site infrastructure to be delivered by Cambridgeshire County Council, statutory undertakers and an Independent Distribution Network Operator (IDNO) will include:

- Two or more new schools. These will be funded through a Section 106 contribution (or any replacement regime) with the delivery supply chain either being procured by Cambridgeshire County Council coordinated with the wider development under the control of the master developer or procured by the master developer directly
- The diversion of the high-voltage overhead power cables currently crossing the site on pylons. The work will be coordinated and delivered by UKPN and their contractors but in coordination with the master developer

Off-site infrastructure to be delivered by U+I as master developer

The scope of the infrastructure to be delivered by U+I will likely include highway works consisting of two junction improvements, primarily on Milton Road and new junctions serving the site from Cowley Road east/west and Cowley Road north/south. It will also include improvements to pedestrian and cycle links west to the Science Park.

5.10.4 The delivery of this infrastructure will be controlled under the guardianship of the master developer using explicit contractual arrangements and the Design Code. The anticipated scope of the infrastructure to be delivered by the plot developers includes the following:

- Secondary and tertiary streets within development plots
- Neighbourhood squares within development plots
- Utilities distribution within development plots
- Local water attenuation, for example through blue roofs and storm cells
- Infrastructure for the recycling / reuse of grey water
- Waste management infrastructure

5.11 HOUSING STRATEGY

5.11.1 The Cambridgeshire and Peterborough Independent Economic Report focussed on the need to address the major challenges of housing and transport if wishing to fulfil Greater Cambridge's potential as a leading economy in the UK and globally recognised. The approach to the Housing Strategy will be informed by the Project Objectives in the Master Development Agreement and the Promises and Values established for the Core Site, as outlined in the Vision section earlier in this Business Plan. Delivery of the Core Site is consistent with a wider set of strategic objectives, including the emerging Greater Cambridge Local Plan and North East Cambridge Area Action Plan as well as the Greater Cambridge Housing Strategy. In design of housing, the reviewed Cambridge Sustainable Housing Design Guide will be a key reference.

5.11.2. The aspiration is for the Core Site to play a major role in the Greater Cambridge housing market, delivering a significant quantum of housing of a range of housing types and tenures to meet a variety of needs over the next two decades and becoming an exemplar community equipped to address the challenges of climate change in the decade to come. The Core Site will be revolutionary in its approach to housing in Greater Cambridge. It will have the ability to accommodate new and diverse solutions to residential-led development, with an emphasis on innovative, flexible, high quality, sustainable new homes.

5.11.3 The objectives of the Housing Strategy are for the Core Site to provide a range of different types, sizes and tenures, including affordable, to offer a new world-class provision to meet the requirements of those most in need (there are currently 1600 people on the City's housing register) and to also create new forms of market hitherto not offered in the City nor indeed its UK competitors. Parts of the City's economy compete on a global scale and the Core Site needs to respond to the opportunity that this presents whilst ensuring that no sections of the community are left behind or socially excluded.

5.11.4 The affordable tenures will make up 40% of the total number of housing units on the site.

5.11.5 The housing market in Cambridge is remaining reasonably buoyant at this time. Affordability ratios remain worse, and house prices and rents higher, than many parts of the country. The ratio of median house price to median gross annual residence based earnings in the City compared to the East of England and England as a whole is set out in the table below.

Table 1: Decreasing affordability of housing in Cambridge (house price:earnings ratio)¹

Area	2002	2010	2019
Cambridge City	7.84	9.16	13.67
East of England	5.45	6.94	9.02
England	5.11	6.85	7.83

5.11.6 These are some of challenges that the adopted and emerging planning policy documents, and the Greater Cambridge Housing Strategy, are attempting to address. They suggest that the

¹ Available at

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

Core Site should maximise the opportunities of providing a plurality of tenures and specialist housing types. These include not just affordable housing but also diversifying the range of products to respond to changing demographics and demand pressures. As well as Build To Rent, student housing, specialist housing suitable for an ageing population, people with disabilities, HMOs, custom build and cohousing could all have a role to play (see section on potential markets below).

5.11.7 Furthermore, the inclusion of a number of mixed land uses within the walkable neighbourhood concept, will ensure that a majority of residents in the Core Site can achieve their daily needs (work, shopping, education, community, leisure and recreation) without the permanent ownership of a car. It will also help to exploit post Covid-19 patterns of living including increased working from home.

5.11.9 The positive effect of this strategy will mean that the Core Site will appeal to a wide range of housing sectors and residents:

- Micro-housing for single people and couples, such as engineers / scientists / researchers seeking an affordable home close to work at the surrounding science, innovation and research parks;
- The Build to Rent / Private Rented Sector – across a range of different models and with varying additional facilities;
- Student accommodation;
- More conventional market housing of various sizes to suit people at different stages of life, from apartments to 4-bedroom family townhouses;
- Some larger apartments for family housing. For example, four bedrooms to suit those familiar with living in these types of units in other parts of Europe;
- Affordable housing of various tenures;
- Housing for older people, and/or people with mobility difficulties – who wish to live within a community and independently in homes suitable for their needs, where activities and facilities are within close proximity;
- Purpose built Houses in Multiple Ownership, for groups of people seeking accommodation that is affordable in the City; and
- Those seeking to live in an intentional community (such as a cohousing group) and/or seeking custom-build opportunities close to the City.

5.12 TRANSPORT STRATEGY

5.12.1 The Transport Strategy for the Core Site seeks to set it apart from its competitors as a place which is not designed around the needs of the motor vehicles but adopts a people-first approach, maximising the use of cycling and walking due to the great connectivity for public transport and by locating employment close to where people live. The strategy will help create a liveable space where people feel comfortable – and will improve their health and wellbeing in the process. It underpins each of the three Promises that define the project's goals and strikes a chord with the following Values: Street life - Streets will enable walking, cycling and low-carbon modes of transport, with excellent bus connections and easy access to Cambridge North station.

5.12.2 The overall transport objectives for the project are:

- Long-term transport neutrality, across the life of the development. Creating a sustainable development through constraining car usage and promoting sustainable travel options as an alternative to single occupancy car use.

- Quality of life. Providing a high quality of life through the provision of a highly accessible development without the high levels of emissions associated with inner city living.
- Quality of place. Creating a high-quality environment through the restriction of cars, whilst prioritising the aesthetic quality of the streetscape over a car dominated environment.
- Rebalancing an employment dominated part of Cambridge, achieving a sustainable mix of housing, work, retail and leisure and reducing the need to travel.
- Integration with existing and proposed infrastructure to create and improve linkages across the north of Cambridge as well as key destinations such as the City centre, the Science Park and recreational space.
- Reducing severance. Establishing sustainable transport links, which have been severed by major roads or the Anglian Water Treatment Plant itself.
- Wellbeing. Creating a sense of wellbeing through landscaped street scenes and green links, through the provision of Healthy Streets; helping to create an environment that people want to live and socialise in.
- Integration. Integrating the scheme with the ethos of Cambridge to promote active travel, as well as integrating and enhancing existing sustainable transport links.
- Innovation. Utilising SMART City technology to provide innovative solutions to how people go about their day to day life from a transport point of view. In addition, focusing on how we can future proof to ensure the development can adapt to change and technology progress.
- Providing a scheme that is designed to be accessible to all, with provision for disabled people and supporting those travelling by sustainable alternatives to the private car.

5.12.3 Nationally, the drive to minimise the need for transport and use more sustainable forms including cycling and walking is part of the response to the global challenges of climate change and the journey to net zero carbon. This will have ramifications in the design of development and in the approach to storage and use of cars in particular.

The masterplan and **outline planning application** will be key mechanisms for delivering the transport strategy through:

- Establishing the design principles which reduce the need to travel (locating employment and living space close to each other);
- Providing access to essential goods and services within 5, 10 and 15-minute walking times;
- Enabling access to sustainable methods of transport including the guided busway and Cambridge North Station; and
- Making the ownership and storage of vehicles less attractive than in many conventional volume-built urban extensions through the use of car-barns located in neighbourhood hubs rather than on-plot parking.

5.13 VACANT PLOT STRATEGY

5.13.1 The objective of the vacant plot strategy will be to balance ongoing income to Cambridge City Council and Anglian Water with achieving vacant possession of the patchwork of land parcels required at the appropriate times, to deliver the masterplan at the Core Site. We will work with the JV partners (LLP) to meet both the project's, and their own, short and long-term needs.

5.13.2 There are a number of occupiers across both the Cambridge City Council (CCC) and Anglian Water (AW) ownerships. Vacant possession across the site will be required

on a phased basis, and the strategy will need to be considered carefully in line with the proposed programme of the masterplan and the phasing.

5.13.3 The strategy will also consider how to facilitate construction. Construction phases of each plot will be facilitated through the formation of a site construction compound. The strategy will consider the timing and phasing of the masterplan in relation to the different areas of land owned. We will manage these to maintain and maximise income, and adhere to operational requirements, whilst still ensuring vacant possession is given at the optimum time. The strategy also aims to allow flexibility for all parties and for alterations in both the future masterplan and phasing.

5.13.4 There is currently a project ongoing within the Council to identify future needs for the depot and to plan for a relocation to another, or possibly more than one site.

5.14 ENGAGEMENT STRATEGY

5.14.1 The final three strategies summarised in this report (engagement and sustainability) are particularly important in underpinning the entire project and the development. Of particular relevance to this strategy is the Promise to be an integral new quarter of Cambridge, taking inspiration from the city, engaging with its citizens' present needs and helping shape its future and the following value: 'The proposals for engagement include the intention to engage with **many people** and organisations through the process of planning and delivering the Core Site, enabling the new place to be influenced by different perspectives.'

5.14.2 The approach to engagement focuses on collaboration between specialists and communities of interest, marrying specialist expertise with a broader perspective, and in doing so is reflective of the distinctive history of Cambridge. The engagement strategy will maximise the opportunity for dialogue and seek to draw in people who wouldn't normally get involved in the planning process. We look to go well above the standard expectation of engagement, particularly with the local community.

5.14.3 The key objectives of the strategy are:

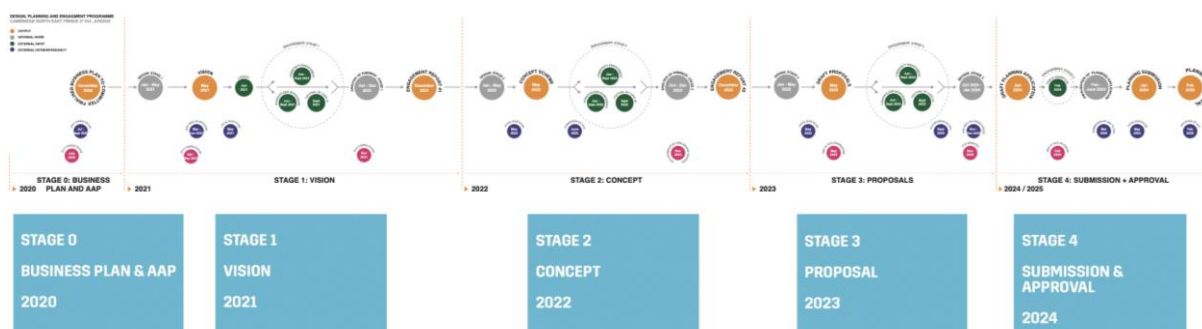
- To identify relevant business and community organisations before the launch, in addition to the statutory consultees, to make sure the design process benefits from their **early involvement**.
- To map the local demographics to help make sure the engagement is **representative** of the community as a whole, including harder to reach groups.
- To provide stakeholders with timely, accurate and **tailored information throughout** the stages of the design and planning process - using **accessible formats** and different mediums to appeal to harder to reach groups.
- To pro-actively engage utilising a variety of approaches to support focused dialogue with a wide variety of stakeholders in a **phased approach** that enables the engagement to genuinely inform the evolution of the Scheme.
- To **utilise digital**/social media platforms and accessible formats and be responsive to the differing needs of harder to reach groups to make sure the approach is **inclusive** of the whole community.
- To reflect the Vision and Values of the Core Site in the practical arrangements for the engagement activities – to **live the values in practice**.

- To establish **panels** for challenge and accountability through the design process to supplement the community engagement process.
- To **listen to feedback** thoroughly, seeking to understand concerns and explore alternative ideas and suggestions. To establish the **foundation for ongoing dialogue** and involvement which will endure past the outline planning application stage and throughout the life of the project.
- To ensure **best practice** compliance with planning guidance for public consultation.
- To support Project Partners with their engagement strategies for the Area Action Plan and the Cambridge Waste Water Treatment Plant and learn from their consultation experience, in so far as it is relevant and appropriate to do so while maintaining a **clear distinction** between the three elements.

5.14.4 The initial targets are:

Timeframe	Unique individuals involved	Event attendees	Each newsletter delivered to
Three years of local engagement	6,000+	10,000+	18,000 Residents and businesses
Social media followers	Comments on the masterplan	Regular updates to	Local events
4,000+	2,000+	15,000 addresses	100+

5.15.5 The engagement programme is summarised in the table below. The first four stages of engagement activity mirror the four stages of the design process - vision, concept, proposal and planning submission (see image below). The fifth stage relates to the period when both both Anglian Water and U+I are expected to be active on the Core Site, while the sixth stage relates to a period when just U+I is active on the Core Site.



The timing of the phases is dependent on the Development Consent Order for the Cambridge Waste Water Treatment Plant and the Area Action Plan programmes. There has been liaison with Anglian Water and the local authorities and will continue to be close liaison to make sure there is a logical sequence for all the engagement activities to avoid confusion between the different engagement processes.

5.15.6 We plan to use a number of activities to engage with our stakeholders set out below. Flexibility of approach will be needed in order to be responsive as the engagement process unfolds. Covid-19 brings a significant degree of uncertainty to the early phases. The detailed planning will take be taking this into account and with contingencies for as many planned activities as is practicable.

	Stage 0 - Bussines plan	Stage 1 - Vision	Stage 2 - Concept	Stage 3 - Proposal	Stage 4 - Submission &	Stage 5 - Transition	Stage 6 - Delivery	Digital platforms	Social media	Mainstream media	1-to-1 meetings	Attend local events	School engagement	Receptions	Festivals	Public exhibition	Design charettes	Hackathons	Focused workshops	Thematic workshops	Community outreach
Nearby Landowners		*	*	*	*	*	*				*			*							
Decision-makers and key influencers		*	*	*	*	*	*				*	*		*							
Other local influencers		*	*	*	*	*	*			*	*	*		*							
National influencers		*	*	*	*	*	*			*	*			*							
Statutory consultees			*	*																	
Other consultees		*	*	*										*	*	*	*	*	*	*	*
Local community		*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*

5.15.6 Communications for the programme are already managed through a communications task group, comprising key programme and communications and media representatives from Anglian Water, the City Council, South Cambs DC (communications and shared planning team), U&I, CPCA, and Homes England, and are underpinned by an agreed communications protocol.

5.16 ENVIRONMENTAL SUSTAINABILITY STRATEGY

5.16.1 The proposal is for the Core Site to be an exemplar for development fit for the challenges of the 21st Century, enabling sustainable lifestyles, protecting and enhancing nature and accelerating the transition to a zero-carbon world and the following value: The Core Site will be **innovatively designed** and constructed to make efficient use of valuable natural resources such as land, water and energy. It will respond to the challenges of the **climate emergency** and help Cambridge meet its commitment to achieving net zero carbon before 2050. It will make it easier for people to live **sustainable and healthy lifestyles** with a high quality of life.

5.16.2 The objectives of the Environmental Sustainability Strategy are as follows:

- To work towards the goal of achieving net zero carbon before 2050 in line with the UK, Cambridge City Council and Anglian Water commitments.
- To lead and champion sustainable development and be an exemplar model for development that helps tackle climate change.
- To respond to both the Climate emergency and Biodiversity emergency.
- To make the Core Site resilient to climate change and to design and build in climate adaptation measures. (e.g. to address overheating)
- To align with local policy and planning aspirations, in particular those in the draft NEC AAP.
- To enable people living and working on the Core Site to live a healthy and sustainable life.
- To thoroughly engage with and listen to stakeholders' and the local community's concerns and needs regarding environmental sustainability and to adapt the strategy to reflect local needs.
- To ensure the strategy is fully integrated in different elements and phases of the project including design, procurement, construction, operation, management and maintenance.
- To establish specific measurable targets for environmental sustainability against which performance can be monitored.
- To continually review and adapt the strategy in response to changes in policy, technology and scientific evidence about the impact of climate change.

5.16.3 The Environmental Sustainability Strategy will be developed through an iterative process to evolve into an ambitious and deliverable strategy that responds to the current climate and biodiversity challenges. We are currently at the early stage of this process which will take the project to planning submission. The process is divided into seven steps as set out below.

Step 0	Set out environmental sustainability commitments for the Core Site Commitments will be established in the context of the following: Adhering to global environmental limits. Being a model for development fit for the challenges of the 21st Century and beyond. Cambridge City Council and Anglian Water commitments.
Step 1	Establish what does this mean in terms of targets for the Core Site Derive appropriate overarching targets for the Core Site, for example: Carbon: 2.5 tonnes per person pa (vs 8.34 tonnes pa today) Lowering energy consumption to 2,000 watts per person (2000-Watt Society concept) A combined ecological footprint approach (eg https://www.footprintnetwork.org) or alternative metrics
Step 2	Break down the challenge Break down the current ecological impact across relevant categories, eg: Construction, Building operation, Holiday travel, Food, Products/services, etc NB this may require specialised footprinting input
Step 3	Work out which areas we can control or influence For each of the above, establish which elements are i) under our direct control (as owner / master developer), ii) things we can influence and iii) outside our control or influence
Step 4	Set out strategy scenarios Set out and test alternative scenarios for how we get from current state to the target state for ecological impact.

	For example one approach may focus more on embodied carbon, another more on in-use carbon.
Step 5	Test scenarios Test the scenarios to establish the preferred strategy, against: Project values (for example, how do they support wellbeing, etc), Cost (which interventions provide the best return), Local constraints (which deliver best against factors such as local air quality, water management, biodiversity etc)
Step 6	Set objectives and targets For each area of intervention (grouped as above and added to if necessary to make a complete strategy), prepare: Strategic vision, Objectives, Specific actions / requirements / targets
Step 7	Establish measuring and monitoring framework Up to and post planning, maintain an overarching assessment of the impact

5.16.4 The first step will be to set out environmental sustainability commitments for the Core Site which will be informed by the NECAAP vision, Core Site Vision, Cambridge City Council sustainability objectives, Anglian Water sustainability ambitions, and both local and global climate and biodiversity challenges. In addition, during this step of the process we will also look to include any relevant commitments from the landowners and other relevant project partners such as Homes England. Of particular relevance will be the sustainability aspirations in the draft NEC AAP as well as Anglian Water's commitments such as the Green Recovery Goals. Examples of relevant objectives that Cambridge City Council have signed up to include those in the Climate Change Strategy 2016-2021. The Climate Change Strategy is currently undergoing consultation and the updated targets and objectives will then be embedded in the Core Site environmental sustainability strategy. For reference, the current Climate Change Strategy objectives are set out below:

- Reducing energy consumption and emissions by promoting energy efficiency measures, sustainable construction, renewable energy sources, and behaviour change
- Reducing emissions from transport by promoting sustainable transport, reducing car travel and traffic congestion, and encouraging behaviour change
- Reducing consumption of resources, increasing recycling and reducing waste
- Supporting council services, residents and businesses to adapt to the impacts of climate change

5.16.5 Anglian Water has also signed up to sustainability ambitions as part of its Strategic Direction Statement 2020-2045. Similarly to Cambridge City Council's sustainability objectives, these will help form the context for setting out the Core Site environmental sustainability commitments. Anglian Water's ambitions as set out in the Strategic Direction Statement are as follows:

- Make the east of England resilient to the risks of drought and flooding.
- Enable sustainable economic and housing growth in the UK's fastest growing region.
- Be a carbon-neutral business by 2030.
- Work with others to achieve significant improvement in ecological quality across our catchments.

5.16.6 It would be pre-emptive at this stage to foresee what the the Core Site targets will be but some examples of possible targets or frameworks used elsewhere include:

- Carbon (2.5 tonnes per person pa vs 8.34 tonnes pa today)
- Combined ecological footprint approach (eg <https://www.footprintnetwork.org>)
- One Planet Living framework
- Sustainable Development Goals
- Doughnut Economics model
- Energy (eg 2000-watt society)
- Water - A provisional target on water consumption of 80l per day (vs current local plan target of 110l/day)

5.16.7 In terms of frameworks, the Doughnut, developed by economist Kate Raworth, for example, is a model that defines our social and planetary boundaries and gives a framework within which to make progress, govern and build. It can be used to apply to the whole world, a specific country as is the case in Costa Rica, a city such as Amsterdam, or even a specific development such as Meridian Water in North London. Another framework that approaches environmental sustainability with a social foundation in mind are the United Nation's 17 Sustainable Development Goals. The interlinked goals and their respective targets and 231 measurable indicators address various challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice. The goals form part of a UN Resolution and are intended to be achieved by 2030. A number of these models, frameworks and targets overlap and / or can be complementary. The selected targets for the Core Site may therefore include a combination of some of the above, an adaptation of an existing framework or an entirely new model tailored specifically to the needs and aspirations of the Core Site.

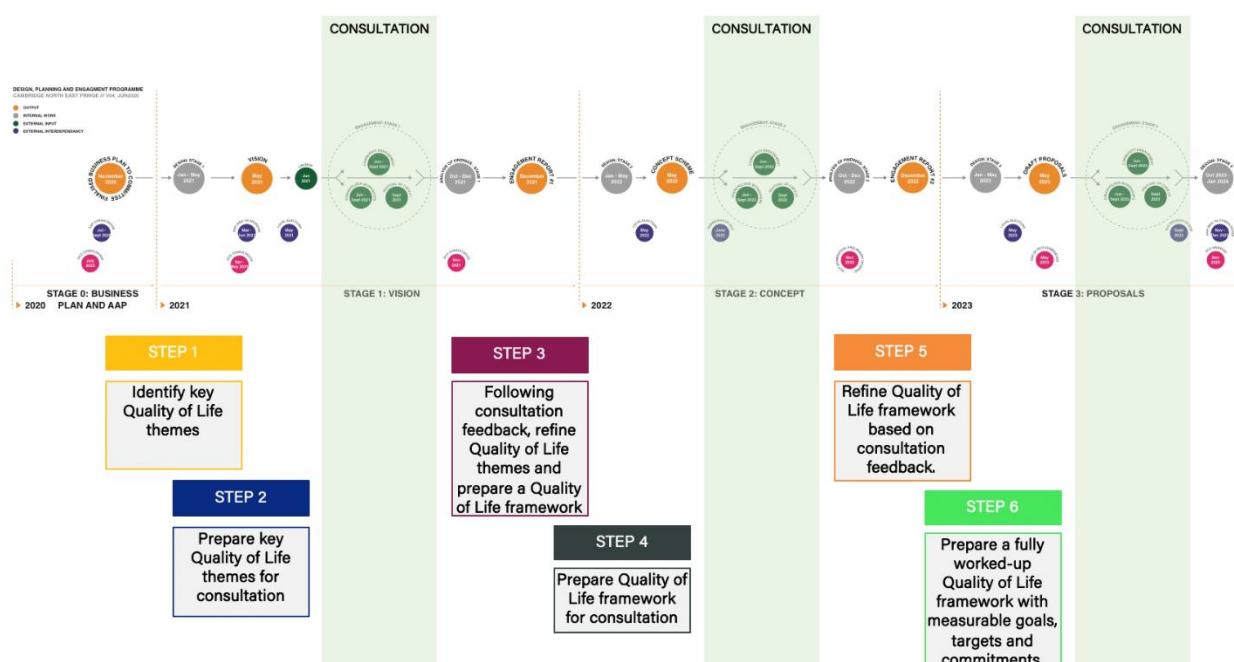
5.17 QUALITY OF LIFE STRATEGY

5.17.1 The Vision for the Project sets the framework for the Quality of Life aspirations for the Core Site project. Of particular relevance is the Promise to support the health, happiness and wellbeing of the people who'll live, work and spend time here and the Open to all value that states that the Core Site will foster a culture of inclusiveness and diversity, designed to value children, older people, those who are more vulnerable, and those whose voices do not always get heard.

5.17.2 The objectives of the Quality of Life Strategy are as follows:

- To ensure Quality of Life is an integral element of the way the Core Site is designed, planned, built and managed.
- To champion the importance of Quality of Life in the built environment.
- To help tackle the existing health challenges the UK society is facing such as loneliness, obesity, respiratory disease, etc., through the delivery of the Core Site.
- To take into account the results of the latest research and evidence on the relationship between quality of life and the built environment.
- To ensure Quality of Life on the Core Site is resilient to potential global challenges such as climate change, natural disasters, biodiversity emergency, global pandemics, etc.
- To enable people living and working on the Core Site to live a healthy, happy and sustainable life.
- To thoroughly engage with and listen to stakeholders' and the local community's concerns and needs regarding quality of life challenges and to adapt the strategy to reflect local needs.

5.17.3 The Quality of Life Strategy will be developed over the next three years through an iterative process to deliver an ambitious and deliverable strategy that ensures Quality of Life is firmly embedded in all aspects of the Core Site project. The Quality of Life Strategy will be prepared in line with the general stages of the project which are based around three key stages: Vision, Concept, and Proposals. The process for setting out the Quality of Life framework is summarised in the programme below.



The first two steps will include undertaking research, looking at best practice case studies, and preparing a set of key themes for Quality of Life such as those described above. This process will be underpinned by stakeholder and public engagement to refine the themes and make them relevant and reflective of local needs.

Steps 3 and 4 will revolve around taking the themes and working them into a Quality of Life Framework. This process will be further refined through an engagement stage with a focus on consulting with experts in the area, such as the Quality of Life Foundation and similar, who can help set out a framework that would work for the project for the long term.

5.17.4 We are currently at the early stage of this process which will culminate in a Quality of Life Framework for the project. Although further work needs to be undertaken, at this stage it is expected that the Quality of Life Framework will comprise key themes that help define what is meant by good Quality of Life. These themes will then form the basis of the Quality of Life Framework through detailed goals, targets and commitments.

An initial set of themes that will form an integral part of Quality of Life are summarised below but the list is currently not exhaustive and further works needs to be undertaken to review, refine, and consult on the themes.

Active life. The Core Site will be built to encourage a physically active life both through building in active transport such as walking and cycling, and through the provision of green space, leisure and play facilities.

Community life. Being able to be part of a community will form an integral part of this new place with opportunities for communities to be able to have control of and manage their environment.

Public life. Public space will be open and accessible to all and social infrastructure, such as publicly accessible buildings like libraries, will form the backbone of the Core Site.

Equal life. The Core Site will be an inclusive place that welcomes people from all walks of life, creating intergenerational communities, making spaces accessible, and homes and workplaces affordable.

Sustainable life. The Core Site will enable a lifestyle that is respectful of our planetary boundaries by making active travel the best choice for transport, building to high environmental sustainability standards, encouraging local food growing and healthy eating, and incorporating climate resilience into the built environment.

Healthy life. Accessibility to nature, community spaces, and walkable, cyclable and car-free streets, will all help tackle air and noise pollution, respiratory disease, cardiovascular disease, obesity, and mental health issues such as loneliness.

Thriving life. The Core Site will be a compact and well-connected place where people can live close to work with employment and training opportunities nearby, as well as leisure, shopping, entertainment and open spaces.

5.18 FINANCIAL STRATEGY

5.18.1 At this early stage, any financial summary is extremely indicative. More detailed work will need to be done over time to ensure:

- Any summary includes all indicative costs and values based on AAP masterplan framework and up to date valuations
- Costs and sources of financing
- Development sustainability levels
- That summaries will need to be regularly updated in line with market conditions
- That summarised and backing data are verified by cost consultants and That the SRO and Section 151 have considered appropriate analysis and assurance.

5.18.2 The objective of the financial summary is to summarise concisely the key inputs and outputs of the financial appraisal and to test viability on a phase-by-phase basis as the masterplan progresses. The financial model will be continually refined and updated as the masterplan evolves and there is greater certainty around the value, cost and scale assumptions.

5.18.3 The current assessment of the Gross Development Value has taken advice from the Savills teams to ensure the robustness of initial inputs. In terms of value per sq ft, Cambridge behaves much more like London than the rest of the East of England and has seen the same levels of rapid growth since the global financial crisis of 2008. Prime private residential values in the city centre are the equivalent of London Zone 2 locations at £600-650 psf. This may change over time. Current sales of new build stock in Cambridge are concentrated at the top end of the market in terms of quality. The inputs used to calculate the total GDV including residential, commercial, community and leisure

values will be reviewed on a regular basis to ensure these remain robust reflections of the market and will be based upon comparable evidence provided by commercial advisers.

5.18.4 The housing costs, including the associated infrastructure costs applicable to the residential-led development of the Core Site will be supported by the Faithful+Gould order of cost estimate. This estimate is based on the design information currently available and forms a working document that has been reviewed by the design team and will be under constant review going forward. The estimate will be expanded and updated as and when the detail and designs develop. In turn the developing design will be challenged at every point, regarding the cost effectiveness and programme efficiency of the proposed solution. The building costs and rates estimates will be established from F+G's extensive database along with their knowledge & experience within the residential market for the various residential unit types and ancillary / section 106 related buildings. The model assumes professional and contingency fees in line with market standard.

5.18.5 A plot development management fee has been included, linked to construction costs, in line with the market for what housebuilders will charge. A development management fee linked to infrastructure costs is included to reflect the U+I fee as agreed and included within the MDA.

5.18.6 In terms of finance costs, the model assumes the development will be financed via a mix of equity/debt. U+I will be funding the initial up-front planning and promotion costs and, potentially, infrastructure costs up to a capped maximum within any funding period. Interest rates will vary with debt financing levels under the MDA. Therefore there may be alternative sources of finance preferred. The viability of the scheme will be tested on an ongoing basis as the masterplan evolves.

5.18.7 The following have been excluded from the initial financial review:

- The Meanwhile use (referenced in Meanwhile Strategy) and any temporary industrial uses that may be located in the north west corner of the site.
- Properties outside of the red line boundary
- Costs of the AAP development funded through a budget bid of £799k which was secured through the BSR process in 2018. The proposed budget covers the costs of the development of the Area Action Plan and the project management and legal costs for the HIF programme bid. SCDC is co-funding the production of the AAP.

5.18.8 The Council has also indicated a provisional interest in an open book investment in 500 council rented homes and possible commercial property on the Core Site. Any specific requirements for investment by the Council at this stage e.g. the purchase of 500 council rented homes and or commercial property which will be requested through the relevant decision channels and built into the business plan at the appropriate time.

6.0 KEY RISKS

6.1 At this early stage, the majority of the current risks are associated with the pre-planning period. A short summary of the key risks for this period is included below.

Area	Impact	Action
Funding and alignment with financial requirements	Insufficient funding to support development	Robust financial modelling and alignment with section 123 and Anglian Water's requirements
Planning -DCO Consents	Consent application unsuccessful	Robust compliance with statutory process and high level engagement
Planning - Area Action plan submission	AAP coverage or timescale does not meet HIF requirements	Maintain the proposed AAP programme in alignment with wider project
Governance	Governance insufficient to manage project in line with best practice requirements	Ensure transparent and robust governance structures to oversee and manage projects and programme interdependencies
Transport	Lack of coordination of project with AAP and wider transport strategy and capacity	Critical early engagement with partners and DFT ref transport strategy, priorities and planning
Customer and Stakeholder Engagement	Insufficient engagement with key stakeholders	Establish clear vision and plan early and consistent stakeholder engagement with robust strategy and communications framework

Supply chain capacity & expertise	Challenges around capacity and expertise availability in the supply chain to deliver the masterplan	Early market engagement and use of proven technologies
Failure to implement relocation of Water Recycling Centre in a timely fashion	Delays in relocation and decommissioning of the CWRC impact subsequent delivery of the masterplan	Achieving statutory consents Development of robust implementation plan underpinning agreed project plan
Market demand	Market changes impact masterplan viability	Professional teams support in underpinning robust business plan and reviews to ensure masterplan evolves to reflect market demands

7.0 Implications

a) Financial

See section 5.18 in the report for financial strategy

The programme is subject to monthly monitoring and reporting for Homes England and MHCLG. Financial claims for the Relocation Project are signed off by the S151 Officer before submission and funding received is monitored by the Deputy Head of Finance prior to allocation to the project.

The individual projects also have their own statutory and/or other governance and reporting lines e.g. NECAAP through the normal statutory and/or via scrutiny and/ Exec Cllr decision making processes as appropriate, with the appropriate underpinning project management frameworks.

The Core Site development scheme is managed by the Joint Venture LLP Board through the legal framework of the Master Development Agreement, and the professional team appointed, but reserved matters (as approved as part of the Joint

Venture Membership Agreement) remain subject to the Council and the Anglian Water Board decision processes.

General highlight and exceptions reporting has been established within the City Council's own Corporate Programme Office, with quarterly updates to Council Executive Members and the Senior Leadership team. Quarterly reporting for information will be made to the Cambridgeshire and Peterborough Combined Authority's (CPCA's) Housing Committee.

b) Staffing Implications

The SRO for the programme is the City Council's Strategic Director. The full project team also includes resources provided by Anglian Water and the Master Developer. Anglian Water are leading the Relocation project.

The NECAAP project is led by the Greater Cambridge Shared Planning Service

(c) Equality and Poverty Implications

None specific at this stage although as the programme progresses, the relevant implications will be considered as part of the overall programme. The strategic objectives, including those around affordable housing, are in line with the antipoverty strategy, and sustainable development objectives.

(d) Environmental Implications

The relevant implications are considered as part of the overall programme and in line with Section 5.16.

e) Procurement Implications

The Master Developer was procured in accordance with the Competitive Procedure with Negotiation under the Public Contracts Regulations 2015. Project team procurement is in line with the Master Development Agreement

(f) Community Safety Implications

The relevant implications are being considered as part of the overall programme

(g) Consultation and communication considerations

Initial consultations have been carried out for the NECAAP and Relocation projects in 2020. The communications and engagement strategy for the Core Site development is outlined in this report.

(h) Appendices

Appendix A
Placebook draft 1.0

(i) Inspection of papers

To inspect the background papers or if you have a query on the report please contact Fiona Bryant, Strategic Director, Cambridge City Council
tel: 01223 - 457325, email: Fiona.bryant@cambridge.gov.uk

APPENDIX A

CORE SITE PLACEBOOK



THE HEART OF A NEW DISTRICT IN CAMBRIDGE.

Anglian Water and Cambridge City Council, working with U+I and TOWN, are planning a new urban quarter, at the heart of a new district of Cambridge.

A new quarter of over 5,000 homes, shops, workplaces, education, community and leisure facilities, and open spaces, that will promote **new ways of community living**.

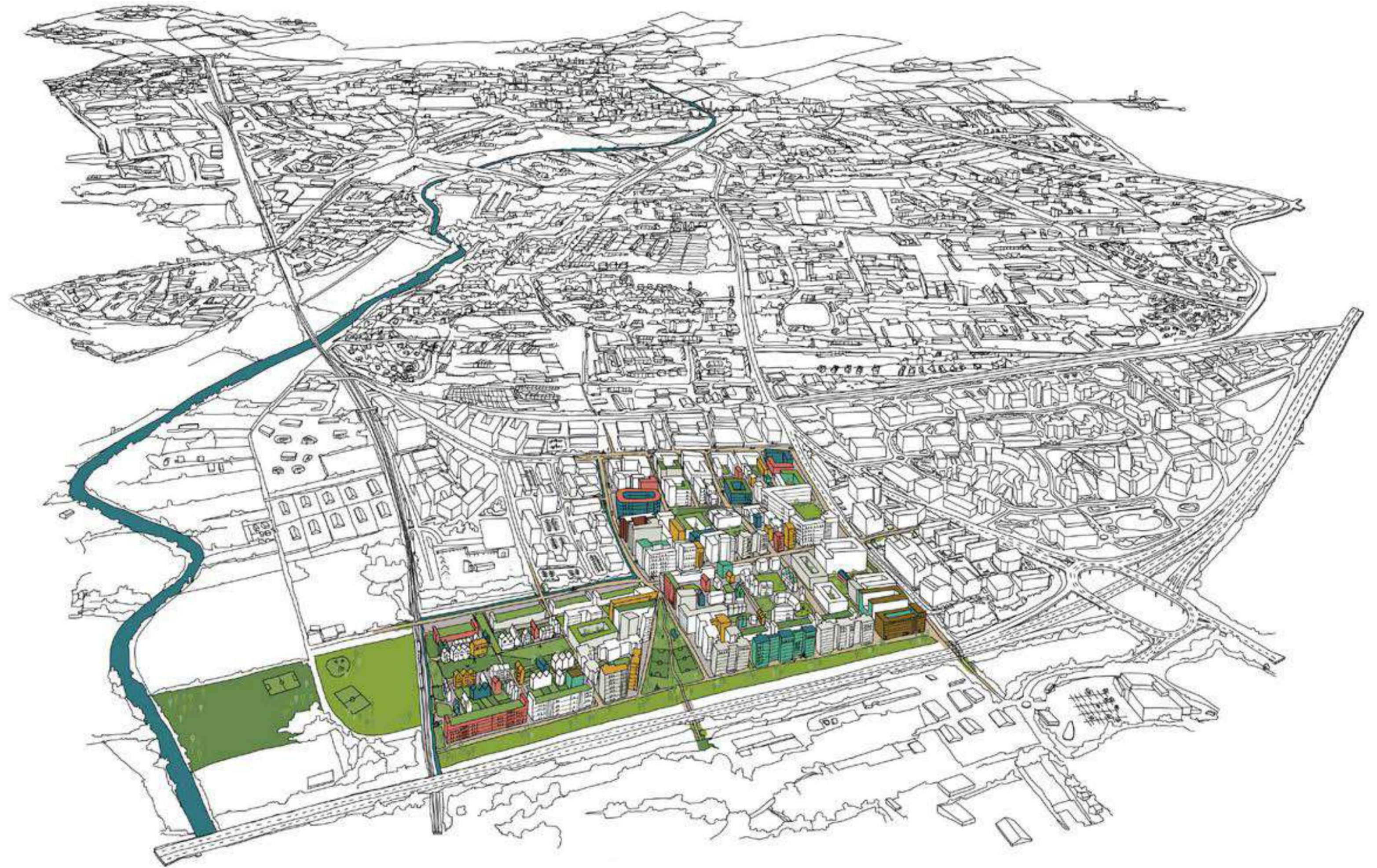
Over the coming 20 years, we will deliver a new place that will set **new standards for sustainability**, enhance the **quality of life** of local people and **support the economy of Greater Cambridge**.

This Placebook – the first version of a document which will be updated through the course of the project – is intended to inform and inspire. We're at an early stage in the project and invite you to be part of the process as we plan and deliver this new place.

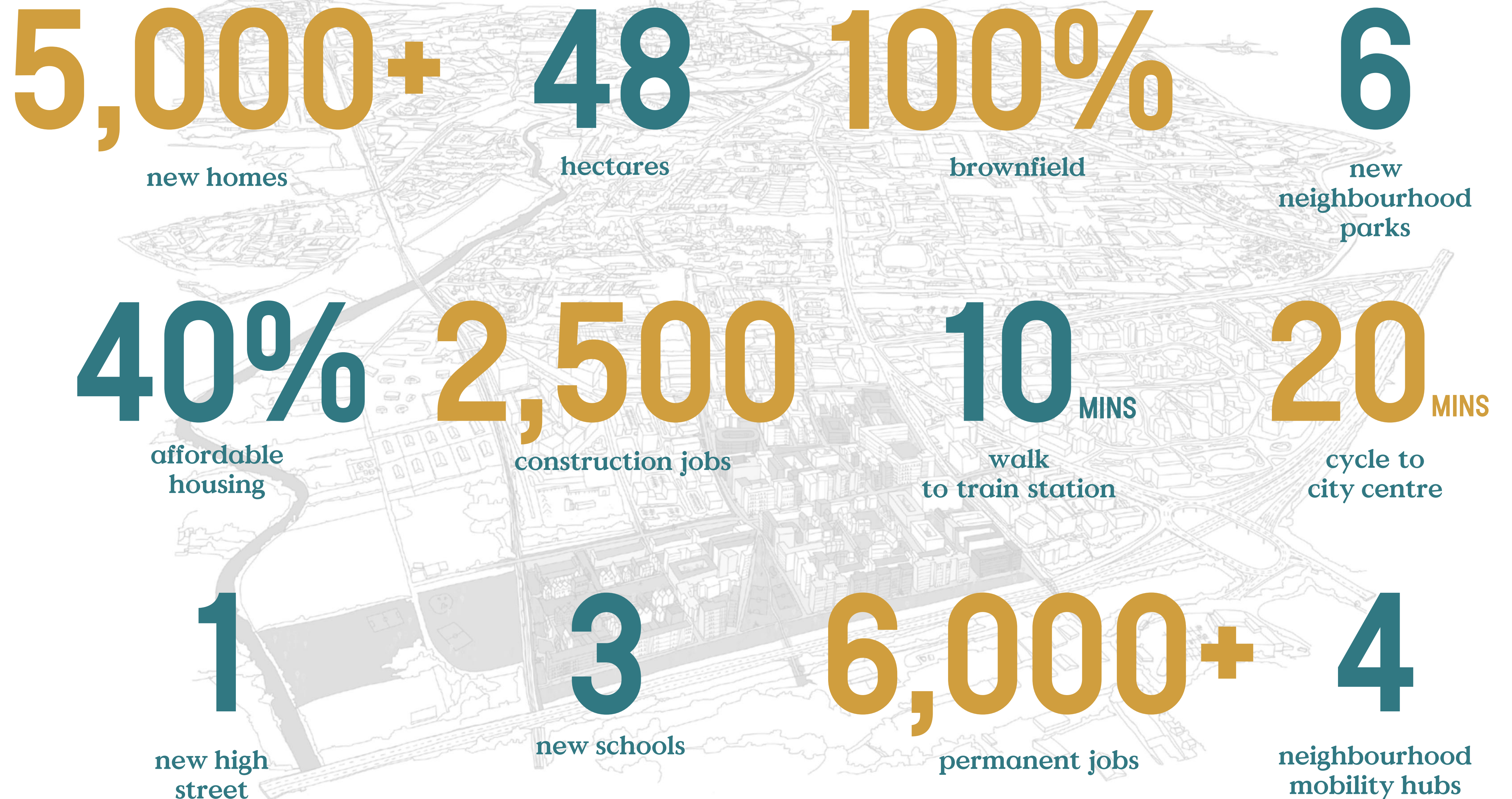
The Core Site – consisting of the Cambridge Waste Water Treatment Plant and adjacent Cambridge City Council-owned land – is located at the heart of the planned new district of North East Cambridge.

The wider North East Cambridge area has, as a whole, been identified for over 8,000 new homes, shops, workplaces, and supporting amenities, enabled by the relocation of the Cambridge Waste Water Treatment Plant. This will help meet the pressing need for new homes in the Greater Cambridge housing market, in a location close to places of employment and well supported by amenities and infrastructure.

The Core Site will be central to delivering the Local Planning Authorities' vision for North East Cambridge as '**an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods**'.



FOR ILLUSTRATIVE PURPOSE ONLY



LANDOWNERS



The Core Site is owned by Cambridge City Council and Anglian Water, who are working in partnership to bring forward their vision for the creation of a new and innovative quarter of Cambridge.

MASTER DEVELOPERS



U+I, in partnership with TOWN, are appointed by the landowners as master developer, and are responsible for the placemaking, design, planning and promotion of the site, the funding and delivery of the infrastructure, and the disposal or delivery of land parcel.

Supported by:



THE OPPORTUNITY

The Core Site is the **last, large-scale, undeveloped, brownfield regeneration opportunity** in Cambridge.

The site consists of 47 hectares lying to the north east of Cambridge, the site consists of the Cambridge Waste Water Treatment Plant owned by Anglian Water, and adjacent land owned by Cambridge City Council.

The Core Site is highly accessible, with a **20-minute cycle or bus ride into the centre of the city via the nearby guided busway**, and a **55-minute journey time to London** via the new Cambridge North train station which lies close by.

It is located at the centre of the **North East Cambridge Area Action Plan area**, a planned new district of the city that will, as a whole, deliver over 8,000 new homes, as well as new employment and community buildings and spaces.

The Core Site's sustainable location, close to workplaces and infrastructure, will help **meet housing need while reducing the impact on the wider infrastructure of Greater Cambridge**.

Journey Times

Walk to Milton Country Park: 5 minute

Bus to the city centre: 20 minutes

Walk to the River Cam: 10 minutes

Train to Stansted Airport: 40 minutes

Cycle to the city centre: 20 minutes

Train to London: 55 minutes



The Core Site is located within a predominantly employment-based area of the city, neighboured by **Cambridge Science Park**, **St John's Innovation Park** and the **Cambridge Business Park**. Its redevelopment is key to rebalancing the land use of the local area, providing new homes for people working locally, helping to reduce the burden on roads and other infrastructure.

The residential areas of **East Chesterton**, **King's Hedges**, **Orchard Park** and **Milton** are located close by - development of the Core Site will provide valuable additional amenities for people in these areas.

The site is served by a number of important transport options that will support new development, including **Cambridge North railway station**, the **Cambridge guided busway**, and the new **Chisholm trail**.

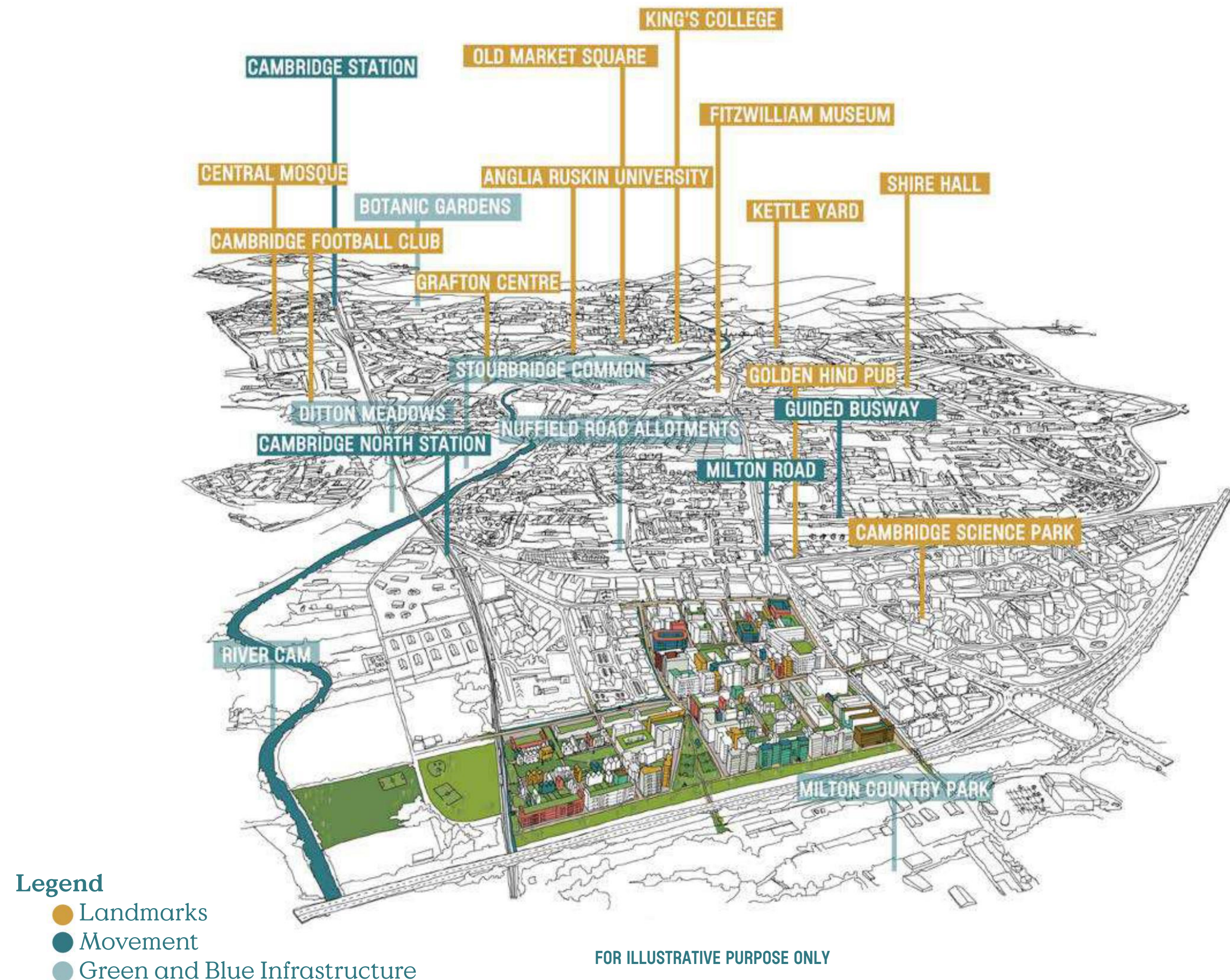
Green spaces near the Core Site include **Milton country Park**, and meadows lying to the east of the site between the railway line and the **River Cam**, which have the potential to complement green and open space within the Core Site and the wider North East Cambridge area.



One of the world's leading academic cities, Cambridge is home to **two universities**, Cambridge University and Anglia Ruskin University. Between them, they are home to around **30,000 students**. It is ranked the **most desirable city for graduates** to move to after leaving university. New homes are needed to help to ensure that Cambridge continues to be **a viable place for graduates to live**.

The city is a **globally-important centre of business**, generating 19 times more patents in a year than the national average and a large number of start-ups and established businesses. The Core Site is an opportunity to deliver much-needed new housing and other mixed development to support the local workforce that's vital to Cambridge's continuing global role. Delivering new homes on the Core Site will help to sustain the economic prosperity of Greater Cambridge.

While Cambridge is the **UK's fastest-growing city**, it faces pressing challenges, including the **affordability of housing**, with homes costing on average around 13 times the average local salary, and the **challenge of inequality**, in a city which has the largest gap between rich and poor of any in the UK.



The Core Site sits within the **North East Cambridge Area Action Plan** (NEC AAP), an emerging framework for comprehensive development of a **new employment and residential district** between Cambridge North railway station and Cambridge Science Park.

The site plays a critical role in delivering the vision for North East Cambridge. The relocation of the Cambridge Waste Water Treatment Plant, supported by **£227 million of Housing Infrastructure Programme funding**, will enable redevelopment not only of the site but will also remove constraints that currently restrict residential development within the wider area.

The draft Area Action Plan envisages **over 8,000 new homes within the NEC area**, of which over 5,000 will be delivered on the Core Site. This will anchor the new district, providing **homes, workspaces and community and leisure facilities alongside new and improved green spaces** for the benefit of Greater Cambridge.



(Image: NEC AAP)

OUR VISION

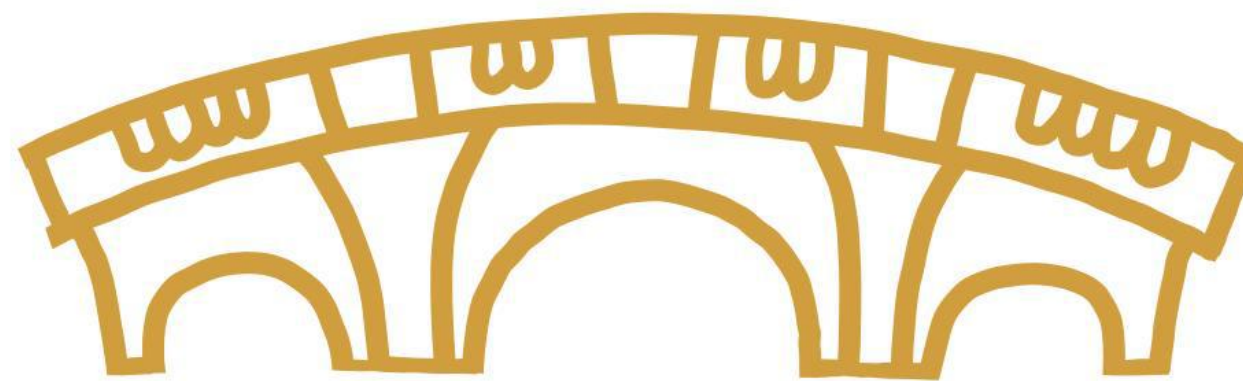
FOR ILLUSTRATIVE PURPOSE ONLY

OUR PROMISES

Our vision is underpinned by three Promises – to the **people** who'll live, work, or simply spend time here, to Greater Cambridge and to the **planet**.



The Core Site will support the health, happiness and wellbeing of the people who will live, work and spend time here.



The Core Site will be an integral new quarter of Cambridge, taking inspiration from the city, engaging with citizens' present needs and helping shape the future of Greater Cambridge.



The Core Site will be an exemplar for development fit for the challenges of the 21st Century, enabling sustainable lifestyles, protecting and enhancing nature and accelerating the transition to a zero-carbon world.

OUR VALUES

Six values will shape our approach to developing the Core Site. These are the principles that will guide the project as it is planned and delivered, and which will shape the identity of this new place.



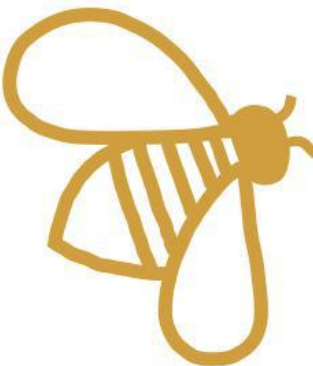
ROOTED IN CAMBRIDGE



LIVING WITHIN ENVIRONMENTAL MEANS



SHAPED BY MANY



INTEGRATED WITH NATURE



OPEN TO ALL



STREET LIFE

ROOTED IN CAMBRIDGE

ROOTED IN CAMBRIDGE



The Core Site will be an **integral, new area of Cambridge**, that is both part of the city and a **distinctive new place** in its own right.

It will help shape the City's future whilst learning from the city's **history** and **character**.

It will be a place to live, work, play and learn, where people know their neighbours, shop locally and **put down roots**.



ENHANCING NATURAL ASSETS

We'll enhance the natural features of the site, improving access to the **River Cam** and **Milton Country Park** and improving the **First Drain**.



AMENITIES CLOSE TO HOME

People will be able to access most of their daily needs, such as **shops and schools**, within their local neighbourhood.



CONSIDERATE DESIGN APPROACH

Streets and buildings will be a **contemporary reflection** of the city's character.



A THRIVING LOCAL ECONOMY

A place where local, independent **businesses can thrive** such as cafes, shops and start-ups.



HOMES FOR GREATER CAMBRIDGE

The development will provide homes for people who may **work nearby** but who currently find it **hard to access the local housing market**.



A SENSE OF COMMUNITY

We'll make a place where people know their neighbours, **put down roots** and feel **part of a community**.



ADDRESSING CLIMATE CHANGE

The Core Site will support the City's transition to a **low-carbon economy** and enable more **sustainable lives**.



RETAINING HERITAGE

Historic buildings and features of the site will be **retained and enhanced** to lend character to the development.

SHAPED BY MANY

SHAPED BY MANY



We'll engage with **many people** and organisations through the process of planning and delivering the Core Site, enabling the new place to be influenced by different perspectives.

It will be delivered by **many partners**: larger developers, affordable housing providers, SMEs and community-led organisations.

Once built, residents will continue to **shape the new place**, through community-focused approaches to place management and a culture of participation.



LEARNING FROM OTHERS

Different **voices and perspectives** from outside the development industry will **enrich the planning and design** of the Core Site.



COOPERATIVE MANAGEMENT

The approach to place management, will welcome **coproduction and community** involvement.



A DISTINCTIVE PLACE

Distinctiveness will be a key feature of each neighbourhood providing **variety and character to differentiate** areas of the site.



MEANWHILE SPACES

Local organisations will be involved from the outset in helping shape the **meanwhile use** and **making it relevant** to local people



DESIGNED BY ALL

We will bring in the voices and **perspectives not normally at the centre of building places** and people whose voices are often not heard.



COLLABORATIVE DESIGN

We will **work closely** with organisations, communities and individuals using **participatory design** processes.



RANGE OF PARTNERS

A **diverse range of development partners** will be involved, from Institutional Investors to SMEs and community-led housing groups



VISITOR ENGAGEMENT

There will be a **dedicated physical space on site** for visitors to engage with site proposals

OPEN TO ALL

OPEN TO ALL

The Core Site's resources — its homes, public space, shops, employment opportunities and community facilities — will be **affordable and accessible to all**.

It will provide **a place to start, and a place to stay**, with homes for those just starting out, those raising families, people downsizing and others in the later stages of their lives.

The Core Site will foster a culture of inclusiveness and diversity, **designed to value children, older people, those who are more vulnerable**, and those whose voices do not always get heard.



BUILDING BETTER CONNECTIVITY

Connections through the site and to surrounding areas • such as a **bridge, underpass and a green loop** • will improve access and permeability.



IMPROVING LOCAL AMENITY

Amenities such as shops, restaurants, schools, workspaces, libraries, will be planned to **benefit existing local communities**.



EMPLOYMENT OPPORTUNITIES

There will be **work and training opportunities**, during construction scheme, and through **affordable and start-up workspace**.



HOUSING MIX

We'll deliver a variety of tenures and sizes to help create a **diverse and mixed** multi-generational community.



ACCESSIBLE SPACES

Open spaces will be **open to anyone**, not just residents, and people will be involved in **the stewardship** of these spaces.



NEW & EXISTING COMMUNITIES

We will actively seek to plan, design and build for both **new communities** and **people already living and working in the local area**.



AFFORDABLE HOMES

A place where **people with differing means** can choose to live • contributing to Grater Cambridge's affordability challenge.



TRAINING OPPORTUNITIES

There will be a variety of training opportunities and apprenticeships with a focus on **upskilling local people**.

OPEN TO ALL

LIVING WITHIN ENVIRONMENTAL MEANS

LIVING WITHIN ENVIRONMENTAL MEANS



The Core Site will be **innovatively designed** and constructed to make efficient use of valuable natural resources such as land, water and energy.

It will respond to the challenges of the **climate emergency** and help Cambridge meet its commitment to achieving net zero carbon.

It will make it easier for people to live **sustainable and healthy lifestyles** with a high quality of life.



RENEWABLE ENERGY

Renewable energy will be **generated, stored and used on site**, helping reduce reliance on the grid and reducing carbon.



SUSTAINABLE LIFESTYLES

Design and management approaches will help **foster a culture of sustainable living**, enabling a high quality of life with less resource consumption.



CIRCULAR ECONOMY

Innovative approaches will be taken to the **circular use of resources and materials**; buildings will be adaptable during their lifespans and suitable for reuse.



FABRIC-FIRST DESIGN

Modern methods of construction will help to achieve **high levels of building performance** thereby reducing energy bills for residents.



ZERO CARBON

Buildings and infrastructure will be designed to **minimise embodied carbon and operational energy requirements**, and to achieve a net zero carbon standard.



WATER EFFICIENCY

Water will be recognised as a scarce and valuable resource and will be **carefully managed** at neighbourhood and building levels.



NEIGHBOURHOOD HUBS

Mobility hubs will provide space for shared car storage, car clubs, last-mile services and community facilities, helping **reduce car use across the site**.



LOW-CARBON MOVEMENT

The Core Site will be designed to have **active travel at its heart**, with walking and cycling the main modes of travel, supported by excellent local train and bus service.

INTEGRATED WITH NATURE

INTEGRATED WITH NATURE



The Core Site will incorporate **nature and wildlife** throughout its buildings, gardens, streets and parks.

It will offer the opportunity to **experience nature** at first hand — through food growing, conversation initiatives and exploring wild places, and using nature to enhance wellbeing.

We'll **learn from nature** in developing innovative approaches to design, construction, energy production and water management.



DIVERSE GREEN SPACES

Multi-functional green spaces will provide **natural amenity** from shared gardens to neighbourhood parks, will connect to larger green spaces beyond the development.



EXPERIENCE OF NATURE

Day-to-day interactions - birdsong, tree-climbing and pond-dipping - will help **foster wellbeing** and an **appreciation of the natural world**.



INTEGRATING WILDLIFE

Buildings and public realm will be **designed for nature as well as humans** - with integrated bird and bat boxes, and hedgehog highways.



GREEN ROUTES

A network of **green walking and cycling routes** will provide natural environments for daily movement within the site and connecting to neighbouring areas.



GREEN BUILDINGS

The incorporation of **greenery into streets and buildings** will help support mental health and wellbeing, and mitigate climate change impacts.



SUSTAINABLE URBAN DRAINAGE

A **natural approach to rainwater management**, working in tune with the site, will reduce environmental impact and enhance amenity.



WILDLIFE CORRIDORS

Planting will be planned to **enhance biodiversity** and connect habitat areas, **allowing movement** of birds, mammals and pollinating insects.



LOCAL FOOD GROWING

Opportunities for **local food growing**, at home, in shared gardens and through community food projects, will help form community and establish a local food culture.

STREET LIFE

STREET LIFE



In large part **free of cars**, streets at the Core Site will take on many new roles — places for children's play, exercise, cafe tables and natural landscaping.

The Core Site's streets will be home to a **variety of uses**, providing places to work, shop and have fun within easy walk of home.

Streets will enable walking, cycling and **low-carbon modes of movement**, with excellent bus connections, nearby employment areas and easy access to Cambridge North station.



WALKING AND CYCLING

Streets will be designed to make **walking, cycling and micromobility** the norm for daily movement, reducing pressure on local transport infrastructure.



CHILD FRIENDLY

Streets will provide diverse opportunities for **children's play and learning**.



SAFE STREETS

Streets will be **made for people** before cars and designed with the more vulnerable in mind.



SCHOOL STREETS

Routes to school will be designed and managed to **enable children to travel** with greater independence.



CAR-FREE STREETS

A low-traffic neighbourhood approach will enable most streets to be largely **free of cars**, creating a safe and healthy urban environment.



VARIETY AND DIVERSITY

Adopting a 15-minute neighbourhood approach, a rich **mix of uses and amenities** will be provided to meet people's day-to-day needs.



SOCIABLE STREETS

Residential streets will be designed to **encourage the daily interactions** that help make community.



GREEN STREETS

Planting will be integrated throughout the street network, with certain streets designed as strategic **biodiversity corridors**.

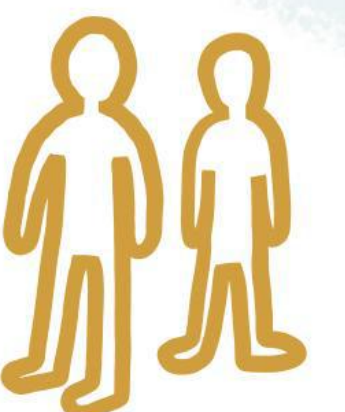
OUR PROCESS

ENGAGEMENT

The target submission date for the application is in 2024, which puts us in the privileged position of having three years to run a **comprehensive communications programme** that gives ample opportunity to **explain processes, opportunities and constraints**, whilst also giving local people a voice and a number of **chances to influence important decisions**.

Consultation is due to **launch in early summer 2021** and we propose to divide the consultation into three stages (one each year) to share **emerging ideas** and seek further **understanding of the needs and concerns** of local people at every opportunity.

We will talk with people across Greater Cambridge to hear a **cross-section of views** to gain an understanding of opinions across the community. The target audience will be diverse and includes **Councillors and community representatives, local businesses and residents, potential new residents and the wider Cambridge population**, including minority groups, and those who may not usually show interest in planning and development plans.



We are proposing a **wide range of activities to raise awareness of the plans**, communicate information and encourage feedback. The impact of Covid-19 is likely to have long-lasting impact on the way we consult, but we hope to host and attend some face-to-face events. We will utilise a **range of communications mechanisms** including letter box drops, local press, websites, social media, webinars, 1-2-1 meetings and telephone calls.

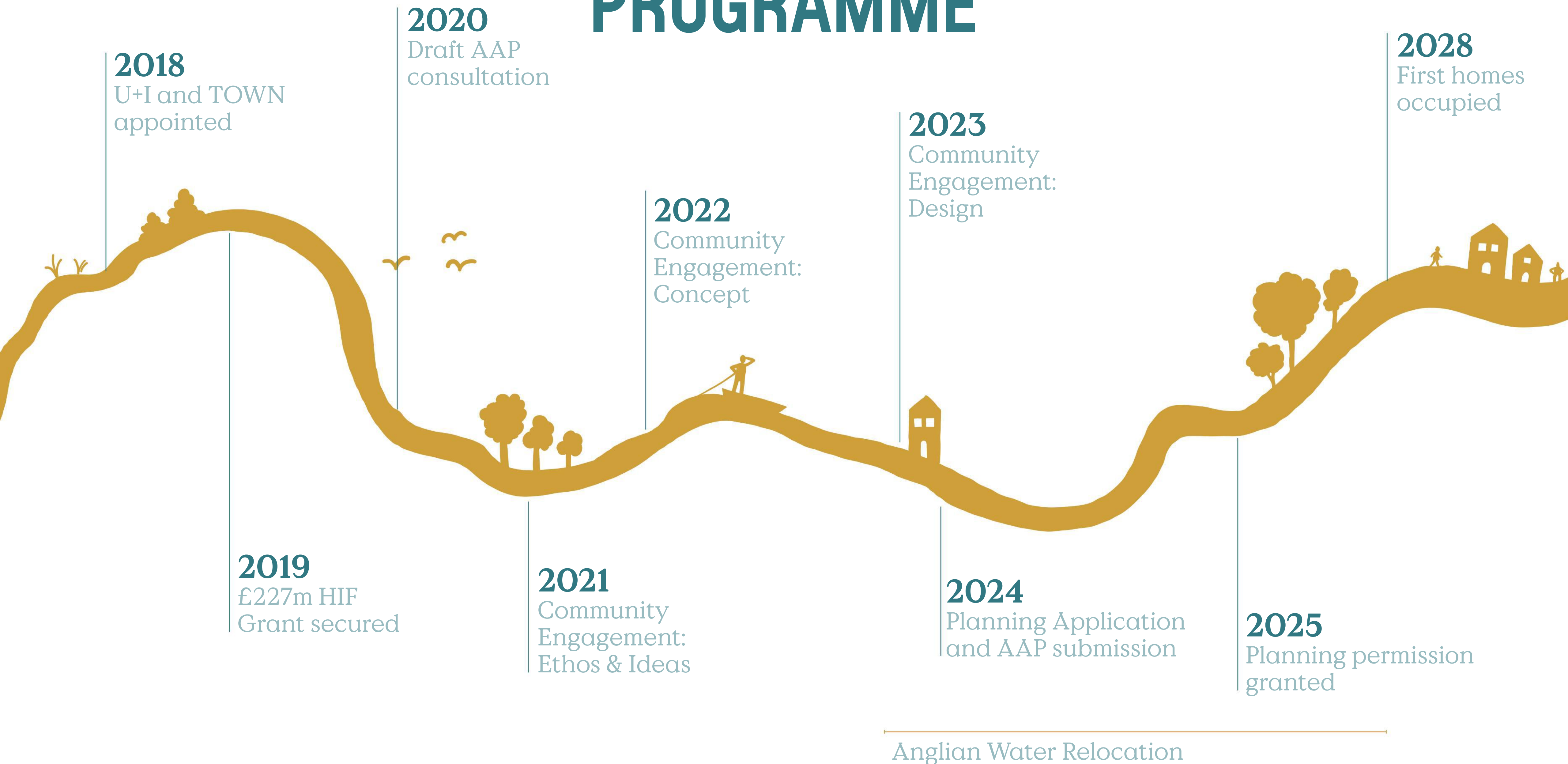
We are regularly talking to **project partners** to ensure we learn from previous consultations and share experiences that will shape the planned engagement programme.



Alongside more traditional forms of consultation, we are also proposing to utilise **new technology and creative ideas** to help us connect with a wider audience and spark curiosity.

This consultation is **not just a tick box exercise**, we want to get people talking about local and national issues that are shaping new developments, we want people to **share stories about their community** and enable people to **play a part in shaping the future** of Greater Cambridge.

PROGRAMME



GET IN TOUCH:
CAMBRIDGE@UANDIPLC.COM

THANK YOU



TOWN. u+!

January 2021

IMAGES INDEX

CGI OF NEW HIGH STREET ON THE CORE SITE
SOURCE: CITYSCAPE



VIEW FROM AN EXISTING BUILDING ON THE CORE SITE
SOURCE: U+I



AERIAL IMAGE OF CORE SITE
SOURCE: U+I



NEC AAP VISION
SOURCE: NEC AAP, GREATER CAMBRIDGE SHARED PLANNING SERVICE



TOWN'S MARMALADE LANE COHOUSING DEVELOPMENT, CAMBRIDGE
SOURCE: DAVID BUTLER



EXISTING FIRST DRAIN ON THE CORE SITE.
SOURCE: U+I



U+I'S DEPTFORD MARKET YARD REGENERATION DEVELOPMENT, LONDON
SOURCE: U+I



MARKET SQUARE, CAMBRIDGE
SOURCE: STOCK IMAGE



SHEPHERD'S BUSH MARKET TRADERS, LONDON
SOURCE: U+I



SCIENTIST WORKING IN A LABORATORY
SOURCE: STOCK IMAGE



U+I'S 8 EMBANKMENT REGENERATION DEVELOPMENT, LONDON
SOURCE: U+I



CLIMATE CHANGE PROTEST IN 2019
SOURCE: STOCK IMAGE



EXISTING VICTORIAN BUILDING ON THE CORE SITE.
SOURCE: U+I



COMMUNITY ENGAGEMENT WORKSHOP BY TOWN, WOLVERTON
SOURCE: TOWN



ACADEMY OF URBANISM CONFERENCE, AMERSFOORT, NETHERLANDS
SOURCE: TOWN



TOWN'S MARMALADE LANE COMMUNITY CONSULTATION BOARD
SOURCE: TOWN



RESIDENTIAL DEVELOPMENT, AMERSFOORT, NETHERLANDS
SOURCE: TOWN



SHEPHERD'S BUSH MARKET TRADERS, LONDON
SOURCE: U+I



MINECRAFT WORKSHOP WITH YOUNG PEOPLE
SOURCE: SIMON BECKETT



DESIGN FOR CHANGE COMMUNITY WORKSHOP, GLEADLESS VALLEY
SOURCE: URBED



NEW HOUSING DEVELOPMENT IN VIENNA, AUSTRIA
SOURCE: TOWN



U+I'S CIRCUS STREET MIXED-USE DEVELOPMENT, BRIGHTON
SOURCE: U+I



HOVENRING, FLOATING CYCLE ROUNDABOUT, EINDHOVEN, NETHERLANDS
SOURCE: TOWN



SANDPIT, BOSTON, USA
SOURCE: TOWN



CONSTRUCTION WORKER ON TIMBER CONSTRUCTION SITE
SOURCE: STOCK IMAGE



TOWN'S MARMALADE LANE COHOUSING DEVELOPMENT, CAMBRIDGE
SOURCE: DAVID BUTLER



PEOPLE WALKING IN HAMPSTEAD HEATH, LONDON
SOURCE: TOWN



STREET PLAYGROUND WITH TREES, BARCELONA, SPAIN
SOURCE: TOWN



MID-RISE HOUSING ASPERN SEESTADT, VIENNA
SOURCE: TOWN



COMMUNITY BASED HORTICULTURE AT U+I MAYFIELD DEVELOPMENT, MANCHESTER
SOURCE: U+I



MAYFIELD, MANCHESTER
SOURCE: U+I



USING RENEWABLE ENERGY FOR BUILDINGS
SOURCE: STOCK IMAGE



ZERO WASTE STORE, NEWCASTLE UPON TYNE
SOURCE: TOWN



CIRCULAR ECONOMY GRAPHIC
SOURCE: TOWN



CROSS-LAMINATED TIMBER CONSTRUCTION, MARMALADE LANE, CAMBRIDGE
SOURCE: TOM PILSTON



ZERO CARBON FOOTPRINT GRAPHIC
SOURCE: TOWN



CANAL-SIDE HOME, AMERSFOORT, NETHERLANDS
SOURCE: TOWN



TRANSPORT HUB WITH ROOFTOP PLAYGROUND, COPENHAGEN
SOURCE: STOCK IMAGE



CITY CYCLING
SOURCE: STOCK IMAGE



GREEN STREET, TORENALLEE, EINDHOVEN, NETHERLANDS
SOURCE: TOWN



MID-RISE HOUSING ASPERN SEESTADT, VIENNA, AUSTRIA
SOURCE: TOWN



NATURAL CHILDREN'S PLAY, BRIGHTON
SOURCE: TOWN



BIRDBOXES ON A BUILDING WALL, AMSTERDAM, NETHERLANDS
SOURCE: TOWN



TREE LINED CYCLE PATH, TORENALLEE, EINDHOVEN, NETHERLANDS
SOURCE: TOWN



GREEN BUILDING, AMSTERDAM
SOURCE: TOWN



RESIDENTIAL DEVELOPMENT, AMERSFOORT, NETHERLANDS
SOURCE: TOWN



ENHANCING BIODIVERSITY AND WILDLIFE IN EINDHOVEN, NETHERLANDS
SOURCE: TOWN



COMMUNITY BASED HORTICULTURE AT U+I MAYFIELD DEVELOPMENT, MANCHESTER
SOURCE: U+I



DEPTFORD MARKET, LONDON
SOURCE: U+I



SHARED WALKING AND CYCLING STREET IN BARCELONA, SPAIN
SOURCE: TOWN



A PUBLIC SPACE INCORPORATING WATER FEATURES, BRIGHTON
SOURCE: TOWN



FUN STREET, COPENHAGEN, DENMARK
SOURCE: TOWN



CHILDREN TRAVELLING TO SCHOOL
SOURCE: STOCK IMAGE



PEDESTRIAN STREET, BARCELONA, SPAIN
SOURCE: TOWN



COURTYARD, BARCELONA, SPAIN
SOURCE: TOWN



COURTYARD, BERLIN, GERMANY
SOURCE: TOWN



BIKES BY A CAFE WITH PLANTING, EINDHOVEN, NETHERLANDS
SOURCE: TOWN



U+I'S 8 EMBANKMENT REGENERATION DEVELOPMENT, LONDON
SOURCE: U+I



£100million Affordable Housing Programme Update

To:

Meeting Date: 15 March 2021

Public report: Yes

Lead Member: Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee

From: Roger Thompson - Director of Housing and Development

Key decision: No

Forward Plan ref: N/A

Recommendations: The Committee is being asked to:

Note the progress of the delivery of the £100m affordable housing programme.

Approve the prioritisation and release of existing funds on further schemes from the existing programme that are expected to start on site before end March 2021, as listed in appendix 4.

Voting arrangements: A simple majority of all Members

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.
- 1.3. The report this month is also requesting approval to apply a priority for allocating existing funding to further schemes which are expected to start on site before end March 2021 whilst we await the outcome of the availability of further instalments of the £100m from MHCLG. This will help to ensure that schemes approved at previous Committee or board meetings that are now about to start on site will not be at risk of being lost from the £100m housing programme.

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 47 schemes with allocated funding, of which 31 are now 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 continued to chase 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 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 £57.6 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 £97.6 million (£40m revolving plus £57.6m grant) has been allocated to schemes to date. Overhead costs of delivering the whole programme to March 2022 are anticipated as being approximately £2 million. A list of the 47 schemes with CPCA Board or Committee approval including the revolving fund loans is attached as Appendix 1.
- 4.2. £59.7 million has been contractually committed, comprising £19.7 million in grants and the full revolving £40 million in loan funding. £37.9 million is in the process of being contracted.
- 4.3. £8.4 million in grant and £37.9 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 47 schemes with allocated funding, of which 31 are in contract. The geographic distribution of the 47 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). 849 housing units have started on site to date and 255 homes completed. In total 1,718 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 11th January 2021 Housing & Community Committee.
 - (a) Wisbech Road, Littleport, East Cambs – Funding Affordable Homes HA will deliver 38 new affordable homes. Grant from Combined Authority approved for £1,576,000.

- (b) PFP HDC Sites Phase 2, Hunts – Places for People will deliver 15 new affordable houses. Grant from Combined Authority approved for £749,000.
- (c) Great Haddon, London Road, Peterborough – CKH will deliver 60 additional affordable houses. Grant from Combined Authority approved for £2,270,000.

5.4. Scheme Withdrawals since last report:

- a) North End Meldreth, South Cambs – Paradigm, funding of £645,000 (approved 09/11/2020) for 14 potential units not progressing as land transaction failed.
- b) Former RAF Upwood, Evera, funding of £2,720,000 (approved 22/06/2020) for 64 potential units not progressing as funding is now being taken via Longhurst.

Affordable Housing tenancy profile

5.5. The profile of current portfolio of 1,718 units is as follows:

Social rented units – 37
 Affordable rented units – 1054
 Shared ownership units – 627
 (£100k homes counted in shared ownership total)

Starts on Site

- 5.6. There have been 849 Starts on Site to date in total, up from 699 when last reported.
- 5.7. We anticipate more starts on site as soon as more schemes progress through reserved matters and contractor procurement. We expect over 1,000 units to be started on site by 31st March 2021.

Completions

- 5.8. The programme has so far delivered is 255 completed units, up from 237 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 appx 2,200 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. Within that pipeline there are 500 units currently rated green that we believe could come forward and start on site by 31st March 2022. Two of those schemes totally 82 units are coming before the 15th March Housing Committee. We will need a minimum of 282 units to come forward from this pipeline to deliver the programme target of 2,000 units.
- 5.10. 82 units are coming forward in other papers to housing committee for approval on 15th March 2020. These will replace the units lost through 2 scheme withdrawals since the last Committee meeting with units that are starting on site by end March 2021 and are at a lower average grant rate than the units being lost, helping the overall performance of the programme.

- 5.11. In order to ensure delivery of the minimum 2,000 unit start on site target, we are intending to undertake a continuous review process of those scheme approved and not yet started, in order to replace those schemes if considered higher risk, with others more certain of starting on site by March 2022.
- 5.12. 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. We are expecting an acceleration in starts on site to have started at least 1,000 units by end March 2021 and then into the last year of the programme. 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.
- 5.13. 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 the CLT scheme at Kennett in East Cambs.
- 5.14. 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

- 5.15. 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 at www.100khomes.co.uk. The first £100k homes have completed at Fordham.
- 5.16. 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 on schemes at Great Abingdon and Ely and more are being negotiated.
- 5.17. 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.
- 5.18. 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

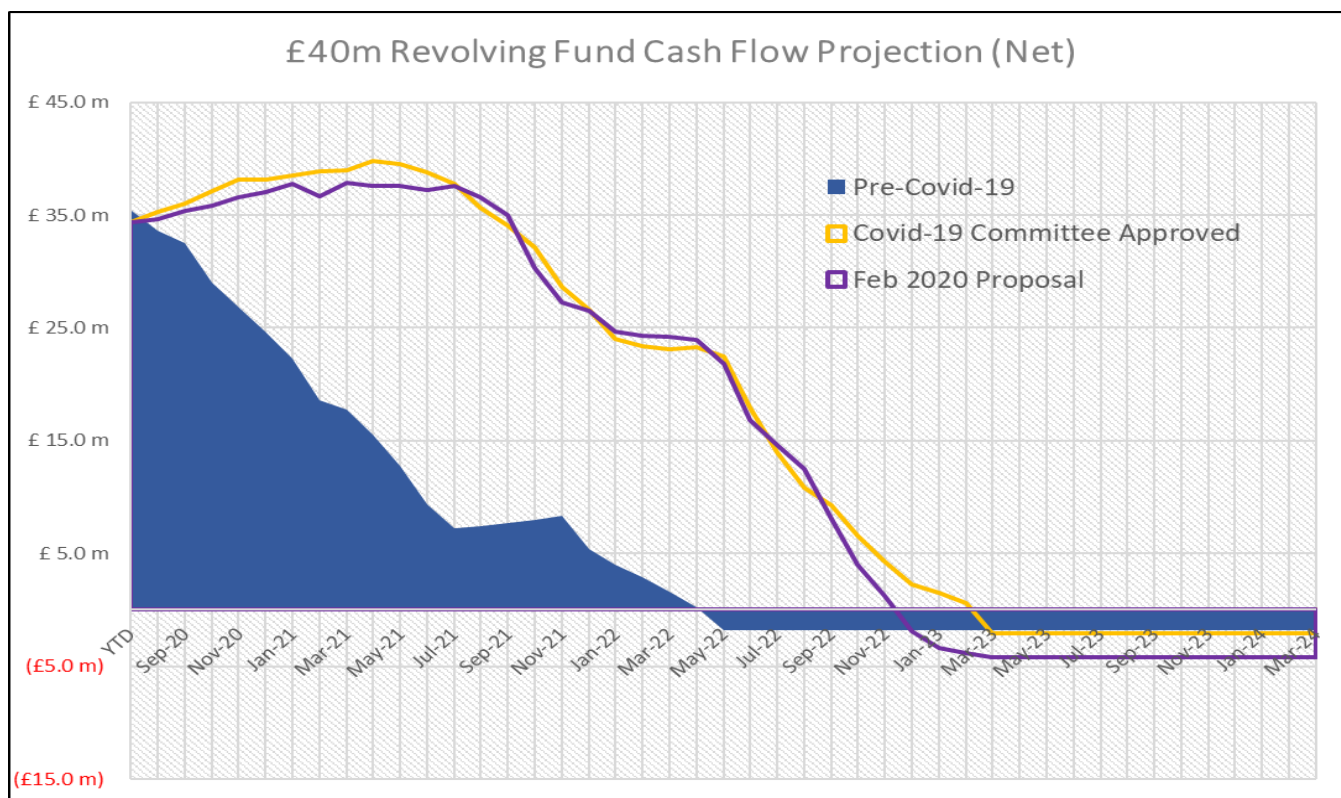
- 5.19. Outstanding receipt of £45m of monies from BEIS/MHCLG and confirmation of the programme end date as being 31st March 2022. This includes continued inclusion of the now

243 affordable units that are still in the programme at Mere Fen, Northstowe, subject to the BEIS/MHCLG review outcome. We have managed to mitigate this risk up to the end March 2021 by focussing resources on those housing schemes immediately about to start, but the risk to the programme is increasing as time passes without notification of a decision.

- 5.20. 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.
- 5.21. The CPCA programme faces pressure from providers' ability to seek funding from other sources – primarily Homes England. Homes England are about to launch their 2021-2025 affordable housing programme. Providers are keen to take up national allocations and deliver on their full obligations within that programme before end March 2021, as their performance will impact on future funding allocations.
- 5.22. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

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 £40m revolving investment fund is currently enabling the delivery of 213 housing units, of which 55 are affordable and included in the £100m affordable housing programme delivery numbers. The 158 market houses are not counted against our affordable housing target as they are market units, although they would not be being delivered without having received CPCA revolving fund support.
- 6.3. The graph below shows the projected revolving fund cashflow. The latest projection is the purple line and it shows that the maximum net outlay in 2021 is now likely to be a little less than originally projected and the final return of all the capital should be made a little earlier than expected.



- 6.4. The MOD Ely scheme is due to make a further repayment of over £2m by the end March 2021 upon the transfer of the affordable housing units. We are also expecting the completion of the sale and to receive repayments following the sale of several market sale units before the end of the stamp duty holiday on 31st March 2021.
- 6.5. The scheme at Haddenham was not originally projected to make repayments until May 2021. However we are pleased to advise that repayments of £300,000 have already been received and like at Ely we are also expecting the completion of sale and to receive repayments following the sale of several market units before the end of the stamp duty holiday on 31st March 2021.
- 6.6. The schemes at Great Abingdon and Ely are proceeding as planned and we understand some early reservations from purchasers of market units have been made.

7.0 Financial Implications

- 7.1. There are no financial implications other than those covered in the body of the report. Appendix 1 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 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.
- 8.3. The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).

9.0 Appendices

- 9.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes December 2020
- 9.2. Appendix 2 – Distribution of £100m Housing Programme schemes
- 9.3. Appendix 3 – £100m Programme bar charts
- 9.4. Appendix 4 - SOS Sites by March 21 requiring funding release

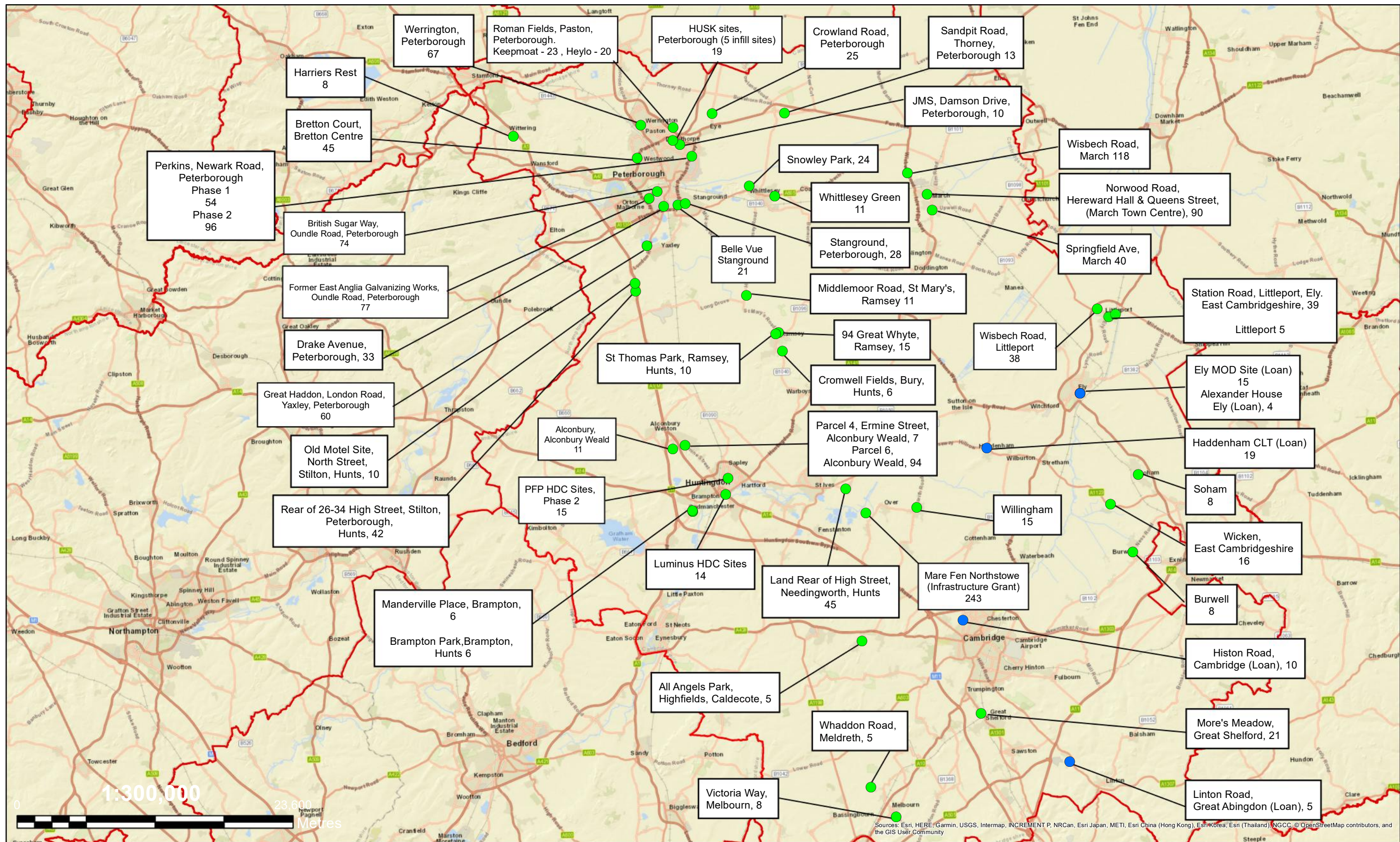
10.0 Background Papers

DCLG Approved Business Case Devolution Deal 2016 Assurance Framework
Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment)
Regulations 2019

Located at: Cambridgeshire and Peterborough Combined Authority, 72 Market Street, Ely
CB7 4LS

<http://cambridgeshirepeterborough-ca.gov.uk/>

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	PCPA 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, Phase 1, Newark Road, Peterborough	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		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	
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	31/05/2021	3	£ 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, Stilton complete September 2020.	14		
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	243	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. Reduced overall 540 to 243 - 30/11/20.		120	123
														Prorata to 67 units at £2,927,900 - £43.7k per unit. Further amendments required with a loss of units. Planning application submitted. Date for committee expected in Jun 21, if amendments need consulting on, GFA prepared but waiting for a positive planning officer recommendation before returning it. If successful, Exchange contracts Feb 21, SOS Sep 21, PC Dec 22. 19/1/21		67	
Staniland Court, Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	67	67	01/07/2019	01/06/2021		TBA	31/12/2022		£ 2,927,900	£ -		Reserved Matters completed. GFA signed. Contractors on site dealing with discharge of planning conditions and preparing site. 19/1/21		33	
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	19/01/2021	33	01/09/2022	01/09/2022		£ 1,430,154	£ -	C	First grant draw down made 1/12/2020. Paid 1st drawdown 23/12/20.		4	1
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	30/09/2021		£ 215,000	£ 107,500	C	SOS 17th March 2020. £300,000 paid in grant draw down		15	
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	Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA final due to be agreed and for signing. 27/1/21.		45	
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -		GFA completed 31/7/20. Contracts exchanged, Planning application before end of Dec. Approval May 2021, Ownership of site Spring 21, Golden Brick-Summer 21 Start on site Summer 2021, PC June 2023, change of dates updated. 23/11/20.		98	20
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	30/06/2021		31/10/2022	31/06/2023		£ 4,542,000	£ -	C	NS 29/01/21 - GFA pending. FM confirmed planning now resolved.		8	3
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	30/04/2021		31/01/2022	31/01/2022		£ 509,000	£ -		NS 29/01/2021 - GFA to be finalised. FM confirmed reserved matters outstanding and on track.		10	32
Rear of 26-34 High Street, Stilton, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	31/08/2021		30/09/2022	30/09/2022		£ 1,570,000	£ -		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. Paid invoice 22/12/20.			22
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	15	£ 819,800	£ 819,800	C	Units completed 28th of September 2020. Claim form recd 19/10/2020.			7
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	£ 245,000	C	Completed			6
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. Completion docs to follow. 9 sold or STC, 1 reserved. All build complete. 7/10/20.			10
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	SOS on all sites, waiting on Larkfleet for info to complete GFA. 3 STC at Sandpit road 7/10/20. GFA signed and dated 19/11/2020.			32
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		C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21.			23
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	6	£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down for 75% recd. Paid 1st claim 17/9/20. 5 sold 1/2/21.			10
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	30/06/2021	5	£ 430,500	£ 322,875	C	Completed			20
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	Signed GFA 7/1/21, units started on site. Awaiting grant claim 28/1/21. U & C are exchanging shortly the land to Man GPM.		65	29
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	30/06/2022		£ 4,425,000		C	GFA issued. Engineering problems with this site. £3,520,000 divided by 3 sites. 30 affordable rented and 20 shared ownership homes. Engineering issues on site.		30	20
33 a) Norwood Road, (March Town Centre)	Funding Affordable Homes HA	Fenlands DC	50	50	22/06/2020	28/09/2021		31/10/2022	31/12/2022		£ 1,920,000			GFA issued. This site has planning. 19 units for affordable rent. Engineering problems with this site.		19	0
33 b) Hereward Hall, March Town Centre	Funding Affordable Homes HA	Fenlands DC	19	19	22/06/2020	28/09/2021		31/10/2022	31/12/2022		£ 760,000			GFA issued. This site has planning. 21 units for affordable rent.		21	0
33 c) Queens Street, March Town Centre	Funding Affordable Homes HA	Fenland DC	21	21	22/06/2020	28/09/2021		31/10/2022	31/12/2022		£ 840,000			GFA issued, potential planning sensitivities. Full planning application to be submitted. Anticipating SOS June 21.		28	
Stanground, Peterborough	CKH	Peterborough	28	28	22/06/2020	31/07/2021		31/12/2022	31/12/2022		£ 1,260,000			GFA issued & progressing, units started on site, GFA due shortly. 15/01/21		11	5
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021		£ 640,000			GFA signed on 12/1/21. Contractors appointed, finishing design and build, site being cleared & prepared. 13/1/21.		21	
More's Meadow, Great Shelford, All Angels Park, Highfields, Caldecote.	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/03/2022		£ 1,008,000		C	GFA issued and close to agreeing 6/1/21. Units already started on site.			5
	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021		£ 247,999			Currently undergoing due diligence again, as first contractor failed. £440,000 Previously + £1,560,000 grant approval on 9/11/20. Slippage has occurred, and GFA has not been signed yet. Will not start on site until after March 21. 11/2/21.		40	
Springfield Ave, March Sandpit Road, Thorney, Peterborough	Clarion Housing	Fenland	40	40	27/2/19 and 09/11/2020	31/03/2021		31/03/2023	31/03/2023		£ 2,000,000			GFA issued, for additional units and agreed, signed on 12/1/21.			5
British Sugar Way, Oundle Road, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021		£ 237,804		C	GFA to be issued and agreed. Reserved Matters Logged, SOS July 21.		45	29
HUSK sites, Peterborough (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	14/02/2021		31/03/2022	31/03/2022		£ 665,000			GFA issued. Appointing contractor and SOS Jan. GFA to be sent over soon to be agreed. 5/1/21.		19	
Perkins, Phase 2, Newark Road, Peterborough	CKH	Peterborough	96	96	09/11/2020	31/03/2021		01/01/2023	31/03/2023		£ 3,740,000			GFA to be issued and agreed. Full PC on site due shortly, and original contractor Vistry will develop out scheme. Expected SOS Feb-Mar 21.		38	58
Old Motel Site, North Street, Stilton, Hunts.	CKH	Huntingdonshire	10	10	09/11/2020	30/12/2021		31/03/2022	31/03/2022		£ 420,000			NS 29/01/2021 - FM confirmed planners require redesign as site within Conservation Area.		5	5
Station Road, Littleport, Ely. East Cambridgeshire	CKH	East Cambs	39	39	09/11/2020	01/08/2021		01/07/2023	30/09/2023		£ 1,448,000			GFA to be issued and agreed. Legal for acquisition of site and formalising Reserved matters application. SOS Jun 21.		20	19
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	Colliers?	Peterborough	77	77	09/11/2020	31/12/2021		30/09/2023	31/12/2023		£ 3,830,725			GFA to be issued and agreed. To pre-app for planning.		54	23
Land Rear of High Street, Needingworth, Hunts	CKH	Huntingdonshire	45	45	09/11/2020	31/10/2021		31/01/2023	31/01/2023		£ 1,775,000			NS 29/01/2021 - GFA to be agreed. FM confirmed reserved matters outstanding.		20	25
Wisbech Road, Littleport	Funding Affordable Homes HA	Ely	38	38	11/01/2021	31/07/2021		31/10/2022	31/10/2022		£ 1,576,000			GFA to be issued and agreed. SOS in Summer 21.		28	10
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15														



REV	Date	Description	Drawn	Check	Approv
1	09/11/2018		SS	PH	JW

NOTES:


- Grant
- Loan

50mm on Original

Print Date: 10-02-21 10:12:30

Client

Cambridgeshire and Peterborough Combined Authority



Page 155 of 220

Suitability Description:			
Issued for Information			
Designed	A Petric	Date 09Feb2021	Signed
Drawn	A Petric	Date 09Feb2021	Signed
Checked	P Hamer	Date 09Feb2021	Signed
Approved	J White	Date 09Feb2021	Signed
Scale:	1:300,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	

PROJECT:

Cambridgeshire and Peterborough

TITLE:

Distribution of Approved Housing Grant Funding, February 2021

 Design & Consultancy for natural and built assets

Registered office:
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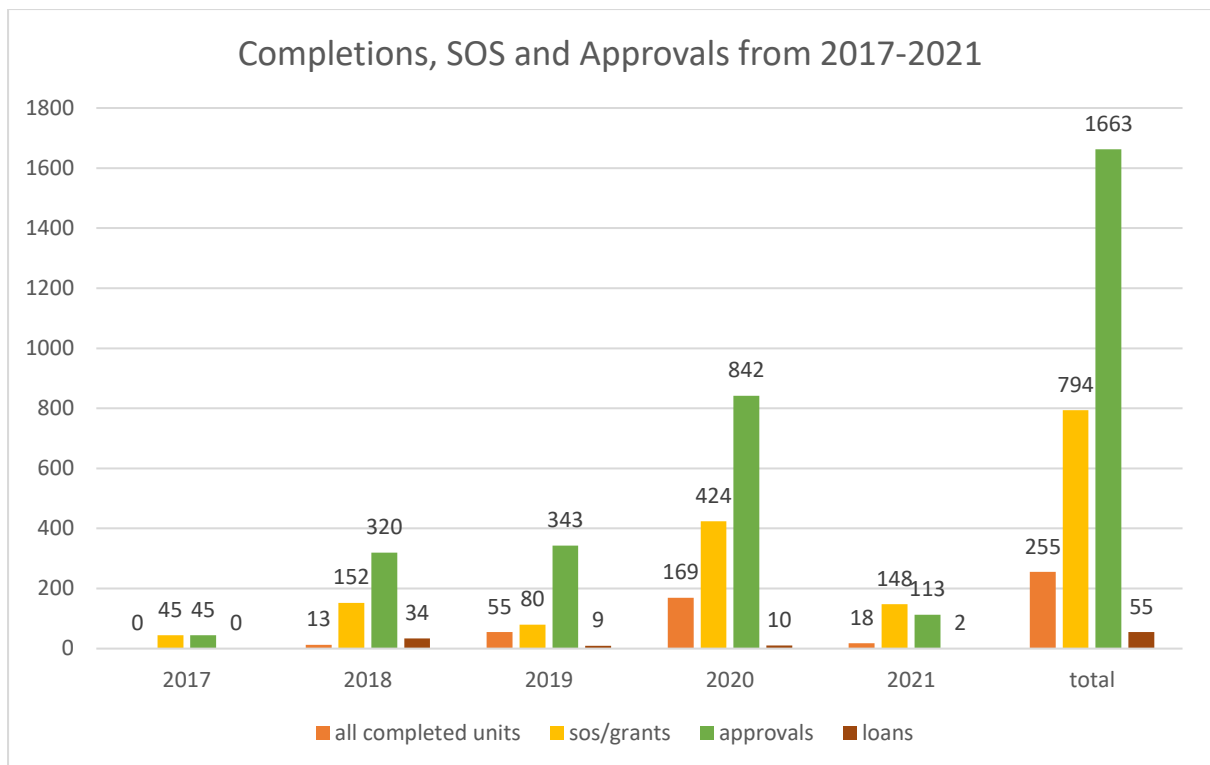
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Cambridge CB2 1LA

www.arcadis.com

Drawing Number:

Revision: 01

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SOS SITES BY MARCH 2021

SOS SITES BEFORE March 2021																	
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	RAQ & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
British Sugar Way, Oundle Road, Peterborough	CKH	Peterborough	74	74	09/11/2020	31/03/2021		04/01/2024	06/01/2024		£ 3,040,000			GFA to be agreed. Appointing contractor and SOS Mar		45	29
PFP HDC Sites, Phase 2	Places for People	Huntingdonshire	15	15	11/01/2021	24/03/2021		31/03/2022	31/03/2023		£ 749,000			GFA to be agreed. Expected SOS Mar 21.		38	58
			89	89							Total	£ 3,789,000					



£100 Million Affordable Housing Programme: Heylo Portfolio

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	This report contains an appendix which is exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director of Development and Housing
Key decision:	Yes
Forward Plan ref:	2021/014
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Commit grant funding of £2,168,625 from the £100m Affordable Housing programme to enable delivery of 60 affordable homes of shared ownership homes all over the region, East Cambridgeshire, Peterborough City Council and Huntingdonshire.</p>
Voting arrangements:	A simple majority of all Members.

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the 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 £2,168,625 is sought for 60 Homes, all shared ownership units at 4 sites to be acquired by Heylo. The sites are Alconbury Weald and Judith Gardens in Huntingdonshire, Pemberton Park, Witchford, East Cambridgeshire and Bayard Plaza, Peterborough, all adding additional affordable housing units towards the CPCA 2,000 unit affordable housing target.

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites, deliver and create additional affordable housing is one of these tools.
- 2.3 The proposed sites requesting grant from the £100m Affordable Housing Programme are all currently on site and under construction nearing completion. This portfolio is spread across 4 sites, offering different property sizes towards shared home ownership, from flats or apartments to houses.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
ALL SHARED OWNERSHIP PROPERTIES					
BAYARD PLAZA – PETERBOROUGH					
20 X 2B/3P	20	54-60	61	N	88-99
14 X 2B/3P	18	61-61+	61	Y	101
2 X 2B/4P	2	70	70	Y	100
ALCONBURY WEALD – HUNTS					
2 X 3B/5P	2	95	93	Y	102
JUDITH GARDENS - HUNTS					
4 X 3B/4P	4	87	84	Y	104
6 X 3B/6P	6	103	102	Y	101

PEMBERTON PARK, ELY					
2 X 2B/4P	2	79	79	Y	100
3 X 3B/4P	3	86	84	Y	102
3 X 3B/6P	3	103	102	Y	101
Total	60				

- 2.5 All the sites except for Bayard Plaza are new build. Bayard Plaza is former office building being converted to residential. This used to be the old Peterborough Council office and has been converted into high quality flats in the centre of the town with excellent public transport links.

Heylo Housing

- 2.6 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 1000 in their pipeline.
- 2.7 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.
- 2.8 The East Cambridgeshire Strategic Housing Team supports Heylo's proposal to deliver additionality on the site at Pemberton Park, Witchford through the purchase of eight market dwellings and for them to be converted to shared-ownership properties. This proposal will help to deliver more low-cost affordable home ownership properties in Witchford as well as helping to meet the ongoing housing need across East Cambridgeshire.
- 2.9 The Peterborough Housing Enabling Officer supports the units being converted from market units to shared ownership units at Bayard Plaza. The units will help to provide a shared ownership opportunity for local people in the centre of Peterborough.
- 2.10 The Huntingdonshire Housing Enabling Officer supports the extra units and is supportive of the delivery of 12 additional homes, 2 units on the Alconbury Weald site, and 10 units at Judith Gardens, Sawtry. These units will help with the continuing need of affordable housing through shared ownership in the area.

Significant Implications

3. Financial Implications

3.1 Additionality case for Combined Authority Funding

The CPCA grant will enable **an additional 60 units as a tenure conversion**, from market housing to shared ownership units from across 4 sites, to be provided as part of the CPCA 2,000 starts on site homes target by March 2022.

All the units represent a conversion of open market housing units to affordable housing units and therefore offer clear additionality.

3.2 Proposed Condition of Grant Approval

It is proposed that the grant of £2,168,625 will help with the delivery of 60 tenure conversion homes, 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 evidenced
- ii. To provide grant draw down once practical completion has been established.

3.3 Supporting this application by providing £2,168,625 from the Affordable Housing Programme is at an average grant rate of £36.144k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total after Jan 2021 Committee	49	1,741	60,999,099
total due to losses of units/approved schemes	2	78	3,365,000
Total before Mar 21 Committee	47	1,663	57,634,099
PROPOSED SCHEME FOR March 2021 COMMITTEE APPROVAL			
Heylo Portfolio - 4 sites CPCA	1	60	2,168,625
Total Affordable Housing Grants if approved by Board	48	1,723	59,802,724

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT*

£34.7k

**Maximum Net Loan
Value**

Loan & Toolbox capital committed (from £40m revolving fund)	5	55	39,846,817
Total Loan Value Excluding repayments £51.1m			
TOTAL IF MAR 2021 SCHEME IS APPROVED	53	1,778	99,649,541

4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 4.2. The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

5. Other Significant Implications

- 5.1 None

6. Appendices

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

7. Background Papers

- 7.1 None.

Address where any papers can be obtained:

72 Market Street
Ely
Cambridgeshire CB7 4LS



£100 Million Affordable Housing Programme: Alconbury Weald, Rentplus

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	This report contains an appendix which is exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director of Development and Housing
Key decision:	Yes
Forward Plan ref:	2021/014
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Committing grant funding of £989,325 from the £100m Affordable Housing programme to enable delivery of 22 additional affordable homes, with a range of rent to buy homes at Alconbury Weald, Huntingdonshire.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the 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 £989,325 is sought for 22 additional affordable Homes, all rent to buy units at Alconbury Weald, Huntingdonshire.

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed site requesting grant from the £100m Affordable Housing Programme is Alconbury Weald, Hunts. This site is currently near completion and consists of 22 units originally intended as open market to become new affordable homes.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards. All the units are over and above NDSS, some very significantly.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS (National Described Space Standards) Standard (sqm)	Meets NDSS.	% of NDSS
SHARED OWNERSHIP					
3 X 1B/2P	3	52	50	Y	104
1 X 1B/2P	1	58	50	Y	116
3 X 1B/2P	3	62	50	Y	124
1 X 1B/2P	1	65	50	Y	130
1 X 2B/3P	1	74	61	Y	121
2 X 2B/3P	2	75	61	Y	123
6 X 2B/3P	6	76	61	Y	125
2 X 2B/4P	2	83	79	Y	105
3 X 1B COACH HOUSE	3	75	58	Y	129
Total	22				

- 2.5 The units are all currently market units, so would be delivered over and above the requirement of the S106 affordable requirement. The units would be available to local people with a local connection working in conjunction with Huntingdonshire. The units can be targeted to whoever the Local Authority deem appropriate.

Rentplus

- 2.6 The tenants move into the homes and rent for a period of 5/10/15 or 20 years, Rentplus's model is predicated on a quarter of the scheme being disposed every 5 year. Whilst the rent is at either LHA (Local Housing Allowance) or 80%, whichever the lower they cover off any service charges or ground rents and encourage applicants to clear debt and save towards the end goal of purchasing their own home.
- 2.7 When they purchase Rentplus will gift them a 10% deposit which enables them to go to any high street lender and secure a mortgage. They are supported throughout their whole tenancy through a partner housing association (likely to be Catalyst), giving tenants all the support they need. This makes the product more affordable than a traditional shared ownership model.
- 2.8 The Housing Enabling Officer for Huntingdonshire is supportive of the provision and the need for these units, as it will allow people to rent units, with the options to eventually buy them. The units would be available to local people with a local connection working in conjunction with Huntingdonshire District Council. The units can be targeted to whoever the Local Authority deem appropriate. They would be happy to enter into an agreement for the monies to be recycled by rentplus for further schemes in the CPCA area once units are sold, potentially providing further affordable accommodation.

Significant Implications

3. Financial Implications

3.1 **Additionality case for Combined Authority Funding**

The CPCA (Cambridgeshire and Peterborough Combined Authority) grant will enable the creation of **an additional 22 unit tenure conversion** from market housing to rent to buy units at Alconbury Weald, to be provided as part of the CPCA 2000 starts on site homes target by March 2022.

A conversion from market to affordable units offers clear additionality.

3.2 **Proposed Condition of Grant Approval**

It is proposed that the grant of £989,325 will help with the delivery of 22 tenure conversion homes, 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 established.

3.3 Supporting this application by providing £989,325 from the Affordable Housing Programme is at an average grant rate of £44.9k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total after Jan 2021 Committee	49	1,741	60,999,099
Total due to losses of units/approved schemes	2	78	3,365,000
Total before Mar 21 Committee	47	1,663	57,634,099
PROPOSED SCHEME FOR March 2021 COMMITTEE APPROVAL			
Heylo Portfolio - 4 sites CPCA	1	60	2,168,625
Alconbury Weald - Rentplus	1	22	989,325
Total Affordable Housing Grants if approved by Board	49	1,745	60,792,049

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £34.8k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	55	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF MAR 2021 SCHEME IS APPROVED	54	1,800	100,638,866
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4. Legal Implications

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

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

5. Other Significant Implications

- 5.1 None

6. Appendices

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

7. Background Papers

- 7.1 None

Web link or address where it can be obtained:

72 Market Street
Ely
Cambridgeshire CB7 4LS



Update on Community Land Trusts and £100k Homes

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Emily Mulvaney, Community Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is recommended to: a) Note the update provided in this report b) Approve amendments to the £100K Homes Allocations Policy
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To update Committee Members on the progress being made on Community Land Trusts (CLTs) and £100k Homes.

2. Background

2.1 Community Land Trusts

- 2.2 On 27 January 2021 the Combined Authority Board received and approved the full CLT Business Case. Board also approved the Medium-Term Financial Plan 2021 – 2025, which includes £100,000 per annum for Community Land Trust and £100K Homes project costs including the provision of start-up grants.
- 2.3 The first two applications for CLT start-up grant funding are being presented to the Housing and Communities Committee on 15 March 2021, for Oakington CLT and Houghton & Wyton CLT.
- 2.4 The Community Housing team is now engaged with potential CLT groups in all constituent Authority areas in Cambridgeshire and Peterborough. There are formally established CLTs in East Cambridgeshire, South Cambridgeshire, Cambridge City, and Huntingdonshire.
- 2.5 Recent updates include:
- Haddenham CLT completed on the first phase of CLT homes in the village and welcomed their first tenants.
 - Little Thetford CLT became legally incorporated and held their public launch on 25 February 2021.
 - Great Shelford Parochial Charities will imminently start on site at their More's Meadow development to provide 21 affordable homes for the local community.

2.6 £100K Homes

- 2.7 An evaluation of the Allocations Policy and process has been undertaken by officers having undertaken the allocations of the 8 £100K Homes at Rayner's Green Fordham.
- 2.8 Officers were pleased to report that the Allocations Policy had performed very well in allocating £100K Homes to people with strong local connections who are unable to purchase homes locally on the open market.
- 2.9 Two recommendations for amendments to the Allocations Policy were identified as follows:
- 1) It was identified that an applicant who currently lives in the relevant City/ Town/ Parish that a £100K Home is coming forward was not able to receive points for previously living within a neighbouring settlement within the past 5 years. Whilst this did not materially affect the priorities for the £100K Homes at Rayners Green, Fordham, in specific circumstances this could lead to unfair outcomes. An additional section has been added to the points table to remedy this.
 - 2) A small addition has been made to the 'Joint Applications' section to clarify that if

two people are intending to purchase a £100K Home as joint buyers, they must submit a joint application.

Significant Implications

3. Financial Implications

- 3.1 There are no financial implications arising from this update.

4. 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. Other Significant Implications

- 5.1 None identified.

6. Appendices

- 6.1 Appendix 1 – £100K Homes Allocations Policy with tracked changes.

7. Background Papers

- 7.1 None.



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

£100K HOMES ALLOCATIONS POLICY AND GUIDANCE

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Introduction and aims

This policy outlines the allocations process for £100K Homes in the Cambridgeshire & Peterborough area. It details how applicants can express their interest in purchasing a £100K property, the eligibility criteria, how applicants will be prioritised, and the process to accept an offer of a £100K Home. The Allocations Policy is based on a point scoring system.

£100K Homes provides another opportunity to meet the housing needs of those who would otherwise not be able to buy on the open market in their local area. Such households often work in sectors where incomes have not kept pace with increases in house prices.

The £100K Homes Allocations Policy aims to:

- Establish a process that is non-discriminatory and responsive to demand, while contributing to the need to be inclusive and ensure sustainable communities
- Establish an efficient, transparent, fair and effectively controlled basis for the acceptance and processing of applications for £100K Homes ownership
- Provide a system of prioritising applicants ensuring that homes are allocated to people with the strongest local connections to the relevant City/ Town/ Parish

The Combined Authority will assess all applications for the allocation of £100K Homes under the terms of this policy.

Allocations

The Allocations process consists of two key stages:

- 1) Eligibility
- 2) Point score and priority

Stage one: Eligibility

The Combined Authority will receive Expressions of Interest for £100K Homes and will maintain a waiting list of potential applicants. Upon submitting an Expression of Interest for a £100K Home, applicants will be assessed on their eligibility.

Expressions of Interest can be submitted online at www.100khomes.co.uk/register-interest . Anyone who is unable to complete an online application should contact the £100K Homes team via email, telephone or post:

- Email: 100khomes@cambridgeshirepeterborough-ca.gov.uk
- Telephone: 07766 991145
- Postal address: £100K Homes team, Cambridgeshire & Peterborough Combined Authority, 72 Market Street, Ely, CB7 4LS

In order to be eligible for a £100K Home the applicant must meet four criteria:

a) An inability to afford open market ownership

Applicants will be subject to a maximum income limit of £50,000 to be eligible. This will take into account income from all sources. In the case of joint applicants, total household income must fall below £50,000.

b) A local connection to Cambridgeshire or Peterborough

Applicants must satisfy at least one of the following local connections criteria:

- Employment in Cambridgeshire or Peterborough
- Self-employment in Cambridgeshire or Peterborough
- Armed services personnel enlisting from address in Cambridgeshire or Peterborough
- Currently reside in Cambridgeshire or Peterborough
- Have resided in Cambridgeshire or Peterborough during the past 5 years
- Have close family (as defined on page 7) who currently reside in Cambridgeshire or Peterborough

In the case of joint applicants, at least one applicant must have a local connection.

c) Do not currently own a home

Applicants must not currently own a home, whether or not they live in it as their primary residence. In the case of joint applicants, neither may currently own a home.

d) Do not have access to capital over 25% of the discounted value of the property

Applicants must not have access to capital over 25% of the discounted value of the property. When a £100K Home is first sold, this means applicants must not have access to over £25,000.

Applicants who meet parts a) b) c) and d) of the eligibility criteria will be accepted onto the waiting list and invited to submit a full application when a £100K Home becomes available in the area(s) in which they have a local connection.

Stage two: Point score and priority

When a £100K Home becomes available, everyone who has submitted an Expression of Interest in £100K Homes will be notified. Those eligible applicants who have a local connection to the relevant City/ Town/ Parish will be invited to submit a full application within a given timeframe.

Applicants who have no local connection to the relevant City/ Town/ Parish but reside in one of the prescribed list of surrounding settlements will also be invited to submit a full application.

Applicants who have a local connection to Cambridgeshire or Peterborough, but no local connection to the relevant City/ Town/ Parish of which the £100K Home is coming forward and do not currently live in any of the prescribed neighbouring settlements will not be invited to complete a full application. However, they will remain on the waiting list of potential applicants for future £100K Homes that come forward in other areas.

The full application form will allow the Combined Authority to allocate each applicant with a Point Score. Points will be allocated based on the strength of local connection to the relevant City/ Town/ Parish, using the points table below.

The points system is designed to give a fair representation of an applicant's local connection to the area. It ensures that those with the strongest local connections are given priority to purchase a £100K Home.

Points are split into two categories: employment and connectivity. Points are awarded in line with the table below.

Point Score Table

Category	Criteria		Point allocation	Points scored
Employment	Employed in relevant City/ Town/ Parish	Y/N	500	
	Self-employed in relevant City/ Town/ Parish	Y/N	500	
	Key Worker	Y/N	250	
	Retiring member of the armed forces who enlisted from address in relevant City/ Town/ Parish	Y/N	250	
Connectivity	Currently lives in relevant City/ Town/ Parish	Yrs	100 per year, capped at 500	
	Previously lived in relevant City/ Town/ Parish during the past 5 years	Yrs	80 per year, capped at 400	
	Close family living in relevant City/ Town/ Parish	Yrs	50 per year, capped at 250	
	Currently lives in prescribed neighbouring settlement	Yrs	50 per year, capped at 250	
	<u>Currently lives in relevant City/ Town/ Parish and previously lived in prescribed neighbouring settlement</u>	<u>Yrs in neighbouring settlement</u>	<u>50 per year, previous 5 years will be assessed only</u>	
Total points awarded:				

Definitions and qualifying criteria

Residence

This will be the primary residence of applicants and will include, living with parents, in rented accommodation and those in employment-based accommodation.

Employment

In order to accrue local employment points applicants must currently be employed within the relevant City/ Town/ Parish for a minimum of 16 hours per week, and must have held this employment for at least 6 months prior to the expected £100K Home completion date.

If the employer's registered address is not in the relevant City/ Town/ Parish but your usual place of employment is, this must be evidenced by the employer.

Self-employment

In order to accrue local self-employment points applicants must provide evidence that they have traded from an address in the relevant City/ Town/ Parish for at least 12 months prior to the expected £100K Home completion date.

Key worker

Key workers are defined as:

- nurses and other NHS staff,
- teachers in schools and in further education or sixth form colleges,
- childcare workers in pre-schools and nursery schools,
- police officers,
- prison service and probation service staff,
- social workers, education psychologists, planners and occupational therapists employed by local authorities,
- whole time junior fire officers and retained fire fighters,
- care workers, and
- serving members of the armed forces

Retiring Member of Armed Forces

Applicants who have retired from the Armed Forces in the 5 years prior to the expected £100K Home completion date and enlisted from an address in the relevant City/ Town/ Parish. Applicants must be able to show a discharge certificate or similar document.

Close family

Close family is defined as spouse, civil partner, parent, child, sibling, step-parent, step-child, step-sibling, grandparent, or grandchild.

'Year' for the purpose of length of residence

The length of residence for both applicants and close family will be calculated using the expected completion date of the £100K Home. Length of residence will be rounded to the nearest year, with any length of time over 6 months being rounded up to one full year.

Joint applications

If applicants are intending to purchase a £100K Home as joint buyers, the application must be submitted as a joint application.

In the case of joint applicants, the score of each individual will be calculated and an average of the two will be applied. If one applicant wishes to cancel their application, the remaining applicant's score will be reassessed using only their circumstances.

Change of circumstances

Applicants who have submitted an Expression of Interest and are on the waiting list must inform the Combined Authority of any changes in circumstance affecting their eligibility for £100K Homes.

Applicants who have submitted a full application must promptly inform the Combined Authority of any change in circumstances affecting their eligibility for £100K Homes or their point score. This includes: changes to income, changes in employment, change in key worker or retiring armed forces status, changes in residence, and changes in close family residence where this has constituted part of the application.

Cancelling an application

Applicants may cancel their application at any time, up until they accept the offer to purchase a £100K Home. In order to cancel an application and have all details removed from the Combined Authority's records please contact the £100K Homes team via email, telephone or post:

- Email: 100khomes@cambridgeshirepeterborough-ca.gov.uk
- Telephone: 07766 991145
- Postal address: £100K Homes team, Cambridgeshire & Peterborough Combined Authority, 72 Market Street, Ely, CB7 4LS

Please note that once an application is cancelled, it will not be possible to reinstate the original application date should the application be resubmitted.

Making an offer

When a £100K Homes becomes available, the waiting list will be notified and all those who have a local connection to the relevant City/ Town/ Parish or live in one of the prescribed neighbouring settlements will be invited to submit a full application. Applicants will be made aware of the deadline to submit full applications.

Once the deadline to submit full applications has passed, all applicants will be allocated a point score and a shortlist of the top scoring applicants will be produced. Where applicants have equal points then date of Expression of Interest will be used to assign priority. Applicants will be notified if they are on the shortlist and of their position on that list, and will be invited to view the property/ properties as soon as it is practical to do so.

The applicant with the highest point score will be given the first opportunity to accept the offer of a £100K Home. If they are unable or unwilling to go ahead with the purchase within

a given timeframe, the home will be offered to the household with the second highest score, then the third, and so forth.

Evidence

At the point of shortlisting, applicants will be required to provide evidence for their eligibility and all of the local connections criteria for which they are receiving points. Where evidence cannot be produced, it may be necessary to reduce the applicant's point score accordingly.

Illustrative examples of evidence that may be required:

- Payslips, or annual tax return if self-employed
- Previous tenancy agreement, utility bills or other evidence of residency for both the applicant and any family member residency that the applicant is relying on for their point score
- Copies of bank statements
- Discharge certificate from Armed Forces
- We may undertake a credit check to verify the details you have provided

Accepting an offer

Once an offer is made to an applicant for the purchase of a £100K Home the applicant will be responsible for securing a mortgage and appointing solicitors to undertake the conveyancing process. The Combined Authority will specify the timescale in which this should be completed before the £100K Homes is offered to the next applicant on the waiting list.

It is important to note that an offer of a £100K Home does not constitute any kind of contract or guarantee as to the sale.

The Combined Authority cannot provide any sort of advice or guarantee with regards to securing a mortgage. Many things can affect an applicant's ability to secure a mortgage, such as a poor credit history or insufficient deposit.

Withdrawal of offers

In exceptional circumstances, the Combined Authority may withdraw an offer:

- There has been a change in the applicant's circumstances which deems them not eligible
- The applicant is unable to provide evidence to support their application

- The applicant has submitted incorrect, false or misleading information and this has a material affect on their eligibility or point score
- Where an error has been made in the advertising criteria.

Non-eligible applicants

Applicants (including anyone intending to live with the applicant) will not normally be eligible if any of the following apply:

- a) A previously owned home has been repossessed by their mortgagor, unless the mortgage has been fully redeemed, or a payment plan in place
- b) The applicant is currently in rent arrears
- c) They have been declared bankrupt within the last 6 years
- d) The applicant has been evicted on the grounds of anti-social behaviour within the last 6 years, unless the applicant is able to provide a satisfactory landlord reference to mitigate this

Applicants must be at least 18 years of age.

Overcrowding

The Combined Authority will not allocate a £100K Home if to do so would cause overcrowding. £100K Homes are one-bedroom properties so this means successful applicants would be either single adults or couples.

Case specific guidance

Partial home ownership

Where an applicant partially owns a home with others that are not part of their household (due to inheriting part of the property or any other reason) they will not be eligible to purchase a £100K Home.

Staying contact with children

We will consider applicants who have staying contact with children where the children do not live with the applicant for the majority of the time (less than 50% of the time).

High-risk offenders

In the case of high-risk offenders, the Combined Authority will liaise with the National Probation Service and the MAPPA (Multi-agency Public Protection Arrangements) co-ordinator to assess the application to manage the associated risks.

Allocations to staff, family members of staff and elected members

Members of staff, their close family and elected members who wish to apply for a £100K Home may do so in the same way as other applicants. Their status should be disclosed on the application form at the time of applying. Before an applicant who is a member of staff, their direct family or an elected member is made an offer, approval will be sought from the Housing Director.

Allocations for a subsequent £100K Home sale

When selling a £100K Home the process is slightly different than a standard sale. The owner will be required to have the property valued by a RICS surveyor. The sale price will then be set to reflect the same percentage discount on market value that the £100,000 purchase price originally reflected.

The Combined Authority will keep an active waiting list of potential purchasers. Once the current owner has notified the Combined Authority and undertaken the RICS valuation, the Combined Authority will have a set period of time to nominate the subsequent purchaser, using this Allocations Policy.

In the unlikely event that the Combined Authority is unable to nominate a buyer within the given time period, the owner will be able to market the home more widely. However, the sale price will remain the same and will not defer to the open market value.

Changes to the Allocations Policy

The Combined Authority will monitor the operation of and review this policy regularly to ensure it meets its stated objectives.

Data protection

The Combined Authority complies with the General Data Protection Regulations (GDPR) and a link to its Data Protection Policy is available [here](#).

Decision reviews and complaints

In the first instance, assessment of applications and allocation of points will be carried out by Combined Authority officers.

Once a fully completed application form has been received the Community Housing Programme Administrator will assess the form against the criteria set out in this Allocations Policy. A decision will be made by the Community Housing Programme Administrator and an

allocation awarded to the person/persons who score the highest points. Where there are equal points scored, the successful applicant will be the applicant that submitted their application form first.

In the event that an applicant is not satisfied with the decision made by the Community Housing Programme Administrator then a Stage 1 review will be carried out by a more senior Officer, in this instance it will be the Community Housing Programme Manager. The applicant will need to demonstrate with evidence, which will be request at the point of review, where the dispute arises.

If there is further dispute on the Stage 1 review, the Community Housing Programme Manager will refer the matter to a Constituent Council of the Combined Authority for Independent Review. The Combined Authority shall ensure that all information necessary to reach a decision is provided to the Constituent Council.



Oakington CLT Start-up Grant Application

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Emily Mulvaney, Community Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Approve the award of £5,000 to Oakington CLT under the CLT Start-up Grant Fund.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To present Oakington CLT's application for CLT Start-up Grant Funding to the Housing and Communities Committee.

2. Background

- 2.1 On 14 September 2020 the Housing and Communities Committee approved the establishment of a CLT Start-up Grant of £5,000 per group for new and emerging community-led housing groups. The Medium-Term Financial Plan 2021 – 2025, which was approved by Combined Authority Board on 27 January 2021, includes £100,000 per annum for Community Land Trust and £100K Homes project costs including the provision of start-up grants. On 27 January 2021 the Combined Authority Board also received and approved the full CLT Business Case.
- 2.2 The purpose of the CLT Start-up Grant is to relieve the burden of some of the set up costs associated with becoming a CLT, and encourage more CLTs to come forward across the region and engage with the Community Housing team at the Combined Authority.
- 2.3 The Oakington CLT steering group have engaged with the Combined Authority Community Housing team and officers at South Cambridgeshire District Council, who support their set-up.
- 2.4 The emerging CLT group are committed to providing affordable homes for older members of the community in housing need, as well as providing, managing and safeguarding other community facilities and amenities such as open green space for wider community benefit.

Significant Implications

3. Financial Implications

- 3.1 A budget of £100,000 per annum for CLT and £100K Homes project costs, including the award of CLT Start-up Grants, has been approved as part of the Medium-Term Financial Plan 2021 – 2025.

4. 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. Other Significant Implications

- 5.1 There are no other significant implications.

6. Appendices

- 6.1 Appendix 1 – Oakington CLT Start-up Grant Application Form

7. Background Papers

- 7.1 Community Land Trust Start-up Grant report – Housing and Communities Committee, 14 September 2020. Available on the [Combined Authority Website](#).
- 7.2 Community Land Trust Business Case – Combined Authority Board, 27 January 2021. Available on the [Combined Authority Website](#).
- 7.3 Medium-Term Financial Plan 2021 to 2025 – Combined Authority Board, 27 January 2021. Available on the [Combined Authority Website](#).



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COMMUNITY LAND TRUST SET-UP GRANT AND APPLICATION FORM

The set-up grant of up to £5,000 is intended to provide steering groups or other appropriate community-based organisations with funding to pay for the professional fees and technical costs that are associated with the legal set-up for a local Community Land Trust (CLT), and contribute toward the costs of the basic community engagement activities that are essential to build local support and towards developing a business plan.

To be considered for a set-up grant the steering group/community based organisation should ideally meet the following key criteria:

1. The applicant group/organisation should have either a bank account or the means to administer the grant funds on their behalf
2. The applicant group/organisation must be representative of the community, with an open democratic membership structure
3. The applicant group/organisation must be clear about the community that it has been established to serve, with a clear vision for the type of CLT they wish to set-up and a description of the project
4. The applicant group/organisation's proposed project must contain an element of affordable housing
5. Any assets that are to be retained by the CLT in the long-term are expected to be permanently affordable for local people on local wages
6. The organisation must intend to provide evidence of meaningful public engagement and that the proposed project that requires funding has general community support
7. The project will need evidence of the backing of the wider community e.g. local planning authority

Supporting documents

All applications will need to be on a CPCA CLT set-up grant application form. Any supporting documentation such as a vision or mission statement, evidence of need, letter of support etc will help the application process.

Application process

Interested applicants should make contact in the first instance with the Community Housing Programme Manager for the Combined Authority who will review the project information and carry out the necessary due diligence to ensure the project is suitable. The Community Housing Programme Manager will then submit the application, with a recommendation, to the Combined Authority Housing & Communities Committee for decision. The decision of the Housing & Communities Committee will be final.

If a grant is approved by the Housing & Communities Committee then a grant offer letter will be issued within 14 days of the decision. Funds will be released to the applicant once any grant offer conditions have been met and the applicant has signed and returned the offer letter.

Reporting

It will be a condition of the grant that applicants report regularly on project performance at least quarterly according to a pre-agreed timetable. Such reporting will include evidence of expenditure.



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ABOUT YOUR ORGANISATION			
Organisation name (if known):	Oakington Retirement Community		
Name of contact:	Geoffrey Butlin	Title: Dr	
Position held:	Trustee (designated)		
Organisation address:		Correspondence address (if different):	
[personal details redacted]			
Oakington			
Postcode:		Postcode:	
Telephone:		Contact telephone:	[personal details redacted]
Email address:	[personal details redacted]		
Does your organisation already have a bank account (delete as applicable)? <i>Note: if there is a bank account, please supply a copy of the latest statement</i>			No
If no bank account, is there another local organisation, such as a Parish or Town Council that could hold and administer the grants funds on your behalf? If so, please give details below:			
Council Bank: TBC		Sort Code:	



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In which geographical area do you wish to set-up your organisation?

The Parish of Oakington and Westwick

How many people are currently involved? 3

Please list the names and give brief details of your working group. so far as it is established (e.g. 'local resident', 'Parish Councillor', 'Local Authority Representative'):

Geoffrey Butlin	Local resident & Parish Councillor
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Sean Moroney	Local Resident (Oakington)
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Stephen Thornton	Local resident (Girton)
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Signature of person responsible for set-up grant application:

Print name: Geoffrey Butlin

Date: 2 December 2020



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What is your vision for your organisation?

The vision will explain the long-term changes that you expect to achieve through the work of your organisation.

We have a vision to build an active, creative, secure and affordable retirement lifestyle facility for all residents in Oakington & Westwick and surrounding villages.

We want to have this full range of care facilities on one site, to avoid late-in-life relocation or couples having to be split up or residents having to move as their care needs change with aging.

We aim to protect the most vulnerable in a safe, balanced environment that will offer plenty of space for recreation, indoors and out, wheelchair-friendly walkways, open green spaces, providing age-friendly homes to enable people to live independently, stay connected and have choices and control of their lives: all with a sensitivity to mental health issues.

What type of organisation do you want to set-up (e.g. Community Land Trust, Co-operative)?

Community Land Trust

Why do you think this is the most appropriate legal model for what you want to do?

We think a Community Land Trust is the most appropriate legal model for what we want to do as it is important to us that Oakington Retirement Community is owned and run by the local community on a not-for-profit basis.

We want to ensure the community benefits of Oakington Retirement Community are retained and protected in perpetuity. The Community Land Trust model will allow us to meet our objectives and protect community assets forever.

Is the proposal for this organisation an outcome from Neighbourhood Planning?

No.

ABOUT YOUR PROJECT**Please describe your project.**

It would be useful to know what type of community assets you want to create (e.g. houses, workspaces, open space etc), and the scale of your project, i.e. how many properties you hope to build in the current scheme?

Whilst we are in the early planning stages and do not know exactly the number of properties we wish to develop, we see this facility offering all residents a full range of retirement care, from initial, warden-supported, independent housing for couples and singles to greater levels of care as needed, right through to full nursing care.



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We plan on building the retirement facility in a countryside, park-like setting, in easy reach of the village community, for younger residents to benefit from the setting, and for retirement residents to access the village, and thus build and maintain an integrated community. We want to build an inclusive retirement community that enables residents to remain active in village life.

Approximately how many affordable homes are you looking to deliver? Are there any other types of homes you are looking to deliver (eg. market housing, homes for older people, starter homes)?

We are unsure of the number of homes, however, we are intending to provide affordable housing elements for the elderly, care workers and young people. We are also planning a mix of houses and apartments for rent and purchase. In addition we would like to provide on-site accommodation for visiting families.

Are there any other community assets or amenities (eg. open space, workspaces, community facilities) that you are looking to deliver? If so, please give details.

The vision is for a facility offering all residents a full range of retirement care:

- Day care centre
- Warden supported homes and apartments
- Accommodation for couples where only one needs care
- Variable care support
- Full nursing care
- Dementia wing

This wide range of facilities will all be on one site, to avoid late-in-life moves, and couples having to be split up.

We will also provide significant open green space in a park-like setting, offering open-air recreation and socialising to support the mental health well-being of residents.

Have you carried out any local needs surveys, such as a housing need survey? What were the results? If you have not carried out any surveys how do you know there is a need for your project?

We are currently in discussions with Cambridgeshire ACRE to undertake a local needs assessment.



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Other than the surveys have you directly engaged or informed your local community about your plans? If yes, how did you do this?

Yes, we have established a website at <https://www.oakingtonretirementcommunity.org/> to allow the fellow villagers to understand our vision and how they can be involved by becoming part of the CLT and by participating in the planning and design of an inclusive community.

We are currently also working on our membership policy and local communications. We will be able to start building a formal membership base once we are legally incorporated and hope that in 2021 (COVID allowing) we will be able to undertake community engagement events such as public meetings.

Do you have any land identified? Is this land secured in any way?

Yes, we are looking at several land opportunities and are currently in discussions with a local landowner. The land is not yet secured.

Who will directly benefit from your project (e.g. who will use or occupy the assets / properties)?

Local people in need of secure and affordable retirement care, whether this be independent living or with full nursing care.

Local people will also benefit from employment opportunities within the retirement community, and affordable housing for care workers on site.

Everyone in the local area will be able to benefit from access to the countryside and park-like setting. This will help to build and maintain an integrated community, and allow the retirement community residents to fully integrate into wider village life.

How will you select the occupants of any housing that you plan to build?



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We will select occupants via an Allocations/ Eligibility Policy. We are in the early stages so this policy is not yet developed but we envisage that people with strong local connections to the area will be prioritised.

Will the properties you intend to build be constructed using local materials or sustainable building techniques?

Answering no to this question will not necessarily affect our decision to offer you a grant

Unsure.

What do you want to achieve in the short-term (i.e. within next 6 months)?

- Become legally incorporated
- Undertake more community engagement
- Begin to build a membership base
- Continue conversations with the landowner and other stakeholders

What are your plans for the medium-term (i.e. 6 months to 3 years)?

- Secure the land
- Have a strong membership base and programme of community engagement
- Collaborate with the wider community to design the inclusive retirement community
- Build the partnerships required to ensure this project is successful
- Obtain planning permission

What are your plans for the long-term (i.e. once the current project has been completed)?

To ensure that the needs of the older local community are met, and that everyone is offered the opportunity to stay near family with an appropriate level of care and facilities that enable them to continue to live a full life.

ABOUT YOU

Why are you the right people to lead this project?



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We are the right people to lead this project because we are all retirees or near retirees who want to design a retirement facility that meets the needs of our community as well as ourselves. The lead contact has lived in the parish for 41 years and has been engaged in community life for most of that time. We are all experienced in business/financial management, community organisation and service and social development.

What skills do you have?

We have skills in business management, communications, health services

What skills are you missing and how will you acquire them?

The skills we are missing are experience in managing a retirement facility and property management.

We will acquire missing skills via:

- Expanding our Trustee board with regards to any gaps in knowledge/ skill
- Obtaining pro-bono advice where possible
- Working with technical advisers at Cambridgeshire & Peterborough Combined Authority
- Working with partnership organisations to bring the project forward
- Obtaining professional/ consultancy support where necessary

Do you have the support of other individuals or organisations? If so, please outline (e.g. 'local authority', 'parish council', 'regional CLT Umbrella'):

Yes, we have the support of:

- Cambridgeshire & Peterborough Combined Authority
- Hill Group who are likely to be our development partner
- South Cambridgeshire District Council

How did you hear about the Community-Led Housing grant fund?

Emily Mulvaney at the Cambridgeshire & Peterborough Combined Authority



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Please let us know if there is anything else you would like us to know about your project:



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Houghton & Wyton CLT Start-up Grant Application

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Emily Mulvaney, Community Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is recommended to a) Approve the award of £5,000 to Houghton & Wyton CLT under the CLT Start-up Grant Fund.
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To present Houghton & Wyton CLT's application for CLT Start-up Grant Funding to the Housing and Communities Committee.

2. Background

- 2.1 On 14 September 2020 the Housing and Communities Committee approved the establishment of a CLT Start-up Grant of £5,000 per group for new and emerging community-led housing groups. The Medium-Term Financial Plan 2021 – 2025, which was approved by Combined Authority Board on 27 January 2021, includes £100,000 per annum for Community Land Trust and £100K Homes project costs including the provision of start-up grants. On 27 January 2021 the Combined Authority Board also received and approved the full CLT Business Case.
- 2.2 The purpose of the CLT Start-up Grant is to relieve the burden of some of the set up costs associated with becoming a CLT, and encourage more CLTs to come forward across the region and engage with the Community Housing team at the Combined Authority.
- 2.3 The Houghton & Wyton CLT steering group have engaged with the Combined Authority Community Housing team and officers at Huntingdonshire District Council, who support their set-up.
- 2.4 The emerging CLT group are committed to providing affordable homes for the local community, as well as providing, managing and safeguarding other community facilities and amenities such as open green space for community benefit.

Significant Implications

3. Financial Implications

- 3.1 A budget of £100,000 per annum for CLT and £100K Homes project costs, including the award of CLT Start-up Grants, has been approved as part of the Medium-Term Financial Plan 2021 – 2025.

4. 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. Other Significant Implications

5.1 There are no other significant implications.

6. Appendices

6.1 Appendix 1 – Houghton & Wyton CLT Start-up Grant Application Form

7. Background Papers

7.1 Community Land Trust Start-up Grant report – Housing and Communities Committee, 14 September 2020. Available on the [Combined Authority Website](#).

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COMMUNITY LAND TRUST SET-UP GRANT AND APPLICATION FORM

The set-up grant of up to £5,000 is intended to provide steering groups or other appropriate community-based organisations with funding to pay for the professional fees and technical costs that are associated with the legal set-up for a local Community Land Trust (CLT), and contribute toward the costs of the basic community engagement activities that are essential to build local support and towards developing a business plan.

To be considered for a set-up grant the steering group/community based organisation should ideally meet the following key criteria:

1. The applicant group/organisation should have either a bank account or the means to administer the grant funds on their behalf
2. The applicant group/organisation must be representative of the community, with an open democratic membership structure
3. The applicant group/organisation must be clear about the community that it has been established to serve, with a clear vision for the type of CLT they wish to set-up and a description of the project
4. The applicant group/organisation's proposed project must contain an element of affordable housing
5. Any assets that are to be retained by the CLT in the long-term are expected to be permanently affordable for local people on local wages
6. The organisation must intend to provide evidence of meaningful public engagement and that the proposed project that requires funding has general community support
7. The project will need evidence of the backing of the wider community e.g. local planning authority

Supporting documents

All applications will need to be on a CPCA CLT set-up grant application form. Any supporting documentation such as a vision or mission statement, evidence of need, letter of support etc will help the application process.

Application process

Interested applicants should make contact in the first instance with the Community Housing Programme Manager for the Combined Authority who will review the project information and carry out the necessary due diligence to ensure the project is suitable. The Community Housing Programme Manager will then submit the application, with a recommendation, to the Combined Authority Housing & Communities Committee for decision. The decision of the Housing & Communities Committee will be final.

If a grant is approved by the Housing & Communities Committee then a grant offer letter will be issued within 14 days of the decision. Funds will be released to the applicant once any grant offer conditions have been met and the applicant has signed and returned the offer letter.

Reporting

It will be a condition of the grant that applicants report regularly on project performance at least quarterly according to a pre-agreed timetable. Such reporting will include evidence of expenditure.

ABOUT YOUR ORGANISATION			
Organisation name (if known):	Houghton & Wyton Community Land Trust		
Name of contact:	Paul Boothman	Title: Mr	
Position held:	Member of the Working Group		
Organisation address:		Correspondence address (if different):	
c/o Houghton & Wyton Parish Council St Mary's Centre		[personal details redacted]	
Chapel Lane			
Houghton			
Postcode:	PE28 2AY	Postcode:	[personal details redacted]
Telephone:	01480 467209	Contact telephone:	[personal details redacted]
Email address:	[personal details redacted]		
Does your organisation already have a bank account (delete as applicable)? <i>Note: if there is a bank account, please supply a copy of the latest statement</i>			Yes / No
If no bank account, is there another local organisation, such as a Parish or Town Council that could hold and administer the grants funds on your behalf? If so, please give details below:			
Houghton & Wyton Parish Bank Account [account information redacted]			

In which geographical area do you wish to set-up your organisation?

The parish of Houghton & Wyton and that part of the neighbouring designated open space which extends into St. Ives Town Council boundary.

How many people are currently involved? 7

Please list the names and give brief details of your working group. so far as it is established (e.g. 'local resident', 'Parish Councillor', 'Local Authority Representative'):

Paul Boothman	Parish Councillor
Ray Baxendale	Parish Councillor
Brian Gilmore	Parish Councillor
Sassy Skinner	Parish Councillor
Keri Elborn	Resident
David Bonny	Parish Councillor
Nic Elborn	Parish Councillor

Signature of person responsible for set-up grant application:

[Electronic signature redacted]

Print name: Paul Boothman

Date: 20.02.21

What is your vision for your organisation?

The vision will explain the long-term changes that you expect to achieve through the work of your organisation.

- To make the area a better place to live and have more control over how that happens;
- To help achieve the goals set out in the Houghton and Wyton Neighbourhood Plan;
- To deliver a 'Balanced' housing scheme with Economic, Social and Environmental benefits;
- To deliver more high quality, genuinely affordable homes for rental for Local People;
- To promote a positive environmental impact on the local area;
- To have an emphasis on quality –and low carbon/eco/environmental resilience;
- To maintain availability of affordable housing in perpetuity through retaining control of the right to buy;
- To protect and maximise open space, and provide public access;
- To increase the bio diversity net gain potential and create continuous wildlife corridors;
- To protect Land assets and prevent coalescence of village and town in-perpetuity through asset-lock;
- To improve flood prevention through careful planning, land use and mitigation;
- To achieve long-term financial sustainability through reinvestment of the surplus income streams that the scheme generates:
 - To ensure long-term financing of housing maintenance and management of green and community spaces;
- To utilise the CLT structure and income stream to fund potential future projects in the parish/local area, for example:
 - additional land management - green spaces, landscaping or re-wilding schemes, land for growing food, e.g. orchard, allotments or community farming;
 - the development potential of housing assets, including provision for specialist groups including the elderly and disabled locals;
 - non-housing assets – e.g. community energy and heat generation, heritage and character assets such as the Clock Tower, Sports Field and Pavilion;
 - other community projects, assets or enterprises, including purchase of leased assets.

What type of organisation do you want to set-up (e.g. Community Land Trust, Co-operative)?

A Community Land Trust

Why do you think this is the most appropriate legal model for what you want to do?

A Community Benefit Society will allow us to achieve our aims and is a well-used and trusted model for CLTs.

Is the proposal for this organisation an outcome from Neighbourhood Planning?

Yes

ABOUT YOUR PROJECT

Please describe your project.

It would be useful to know what type of community assets you want to create (e.g. houses, workspaces, open space etc), and the scale of your project, i.e. how many properties you hope to build in the current scheme?

One remaining field, set on a hillside forming part of the Great Ouse Valley, exists to physically separate the village of Houghton & Wyton and the Market Town of St.Ives. The field is a sensitive site and part of a shared landscape for people who live in the wider area as well as the many thousands who flock to the area for its beauty and to gain access to the Great Ouse valley and meadows.

The field needs to deliver two important functions. Firstly, it forms part of a larger land area, earmarked for the housing allocation set down within the Local Plan, and secondly it has to deliver the anti coalescence policy, which is key part of the Houghton & Wyton Neighbourhood Plan.

To satisfy these two requirements we want to build genuinely affordable houses as part of a 50 – 70 home development scheme, whilst at the same time maximising the remaining open space between the village and town for social and environmental benefit, by delivering an integrated, financially sustainable management plan for this open space, extending an ancient woodland, providing a net gain in bio diversity and creating much greater public access, trails, pathways and cycle routes, educational opportunities and flood mitigation measures.

Most importantly we can see that under a traditional ‘for-profit’ house building model, there is a tension created because potential profits from a development scheme are affected by both the quantity of affordable housing provided, as well as the provision for the on-going, long term costs associated with the management of open space.

This typically results in development proposals coming forward which exceed the ideal housing numbers that a site and its associated planning policies should bear, whilst at the

same time typically delivering a lower percentage of 'genuinely' affordable, quality homes as part of the scheme and a minimisation of the open space left to be managed.

We are excited by the opportunities that a CLT model provides to be able to change this situation by requiring less compromise. With revenue streams generated on a 'not for profit' basis and being kept within the community, it allows greater scope to deliver a more balanced scheme, with housing numbers, type and quality more fully aligned with planning policy and the aspirations of the local community.

This would result in a higher percentage of genuinely affordable housing being provided, and the long term financially sustainable management of the remaining open space, which ultimately will preserve and enhance the economic, social, health and environmental benefits for the area.

Approximately how many affordable homes are you looking to deliver? Are there any other types of homes you are looking to deliver (eg. market housing, homes for older people, starter homes)?

We are looking to deliver between 20-30 genuinely affordable homes with rents pitched more favourably than the government's current definition of a minimum of 80% of market rentable value. The homes would be part of a mixed development scheme but primarily offering 2/3 bedroom accommodation to satisfy the local need at both ends of the spectrum from young to older residents.

The remaining units would be made up of market housing, again as part of a mixed development.

In order to secure the long-term income stream afforded by the CLT model, we want to protect the affordable housing in perpetuity by way of an asset lock and removal of the outright right to buy. Likewise, we wish to protect the remaining undeveloped land through the asset lock which a CLT model provides.

Are there any other community assets or amenities (eg. open space, workspaces, and community facilities) that you are looking to deliver? If so, please give details.

In addition to delivering genuinely affordable housing, at this stage we are also looking to deliver a considerable area of open space which would provide very valuable amenity for the residents and many visitors to the village, town and wider area.

Providing this valuable amenity, would also protect the Market town and village from coalescing and in doing so help preserve the uniquely different characters of the two settlements.

There are additional, smaller parcels of green space surrounding this land but as yet no overall vision or management plan linking them all together. The CLT would aim to address this by providing a vehicle to bring the associated parties together and an important source of long-term funding to help manage the area, enhancing its value to the community and visitors.

**Have you carried out any local needs surveys, such as housing needs survey?
What were the results? If you have not carried out any surveys how do you know there is a need for your project?**

We have conducted numerous surveys which have helped assess our housing need, including for our Parish Plan and Neighbourhood Plan.

These surveys have consistently highlighted the problem many villages such as ours face whereby particularly for a younger generation who may have grown up in the village, they are forced to move away because they cannot afford to buy or rent in the village, if they wish to live an independent lifestyle.

The Parish Plan was the most comprehensive survey in terms of identifying specifics. Taking data from this, 280 people, nearly 30% of those responding the question of development need, wanted to see more affordable housing. Specifically on starter homes, a total of 229 people responding were interested in these being available and drilling even further into specifically housing association rented housing, we identified 50 people saying they were needed.

Surveys were undertaken in preparation for the Neighbourhood Plan and whilst more general than for the earlier Parish Plan still echoed these findings as well as also throwing light on the needs of the elderly, where there was a lack of smaller and more suitable purpose-designed and built accommodation for them to downsize and hence release family homes back into the village.

In September and October of 2020 we surveyed the entire village once more and received responses from around 15% of households. In this survey, villagers wanted to see a

mixed development, with 2 to 3 bedroom housing dominating. Nearly 20% of responses were in favour of starter homes in particular to form a key component of the mixed development.

The overwhelming response was to balance this by minimising the geographic spread of this housing across the hillside, so as to maximise the remaining gap between village and town in order to avoid coalescence.

Importantly when asked, over 90% of the households responding were in support of some form of parish ownership and management of the site.

Other than the surveys have you directly engaged or informed your local community about your plans? If yes, how did you do this?

As mentioned earlier, we produced a Neighbourhood Plan which was examined and made in 2018 through referendum with over 90% voting in favour.

Part B of the Neighbourhood Plan is entitled Community Aspirations and which took the survey work, comments and feedback from public consultations, exhibitions and meetings undertaken during the preparation phase and summarised the results. Here the needs of the local community wanting smaller properties, accommodation for first time buyers, and suitable housing for older people, as well as to provide for declining household sizes were all emphasised. Two-bedroom properties were highlighted as a preference over one bed because of the flexibility provided for occupiers as their needs change. Moreover, respondents were keen to ensure high standards of build quality, and low environmental impact.

There has been great interest in the development potential for the BBSRC field and what happens on this sensitive site for well over a decade. When the community felt the wrong approach was being taken, it raised money and successfully had the scheme quashed in the high court. It has therefore been a topic residents are familiar with and maintain an interest in. Not surprisingly it has once again been an agenda item for our Parish Council meetings since September 2020 and articles in our village magazine and social media platforms.

The launch of our last household survey was also promoted via the village magazine, as well as on the various village Facebook sites.

Because we share a landscape and many similar issues, we have a very good relationship with our neighbouring councils and have met with and presented our CLT proposals with all of them.

St.Ives Town Council produced figures which they had from housing waiting lists calculating that approximately 300 people were looking for accommodation in the area.

These Councils have written letters of support for our scheme and the CLT approach. They can see that it would help meet the housing needs of the immediate area, as well as provide greater access to and safeguard valuable outside amenity. They welcomed measures to mitigate flooding and screening of the precious landscape as well as welcoming the idea of extending the ancient Thicket woodland from north to south.

Do you have any land identified? Is this land secured in any way?

Yes – Government owned land, east of Houghton Grange, known as the BBSRC field.

Who will directly benefit from your project (e.g. who will use or occupy the assets / properties)?

The beneficiaries of the genuinely affordable homes that we hope to provide will be those individuals and families, both now and in the future, with strong connections to the area but who either cannot find properties in the immediate area and/or afford the very high rents that exist.

The communities of Houghton & Wyton, St. Ives, Wyton on the Hill and the Hemingfords along with the thousands of visitors to these settlements will benefit from the access to this protected open space in perpetuity, and this landscape forms the backdrop to the iconic view of St.Ives and of the Great Ouse Valley which even attracts international visitors.

The businesses and organisations in the parish, who rely on strong local community support as well as the many visitors attracted to this area as a destination location, such as the community shop, tea room, National Trust Mill and camp site, antique shop and art gallery, boat hire and fishing clubs and the pubs will all benefit and this will help to sustain the local economy.

How will you select the occupants of any housing that you plan to build?

We would aim to follow a similar approach to already established CLT's with occupants qualifying on a points based system which is weighted towards those persons with a

genuine need and connection to the area in question, typically through having grown up/previously lived in the area, having relatives, school, or work associations.

Will the properties you intend to build be constructed using local materials or sustainable building techniques?

Answering no to this question will not necessarily affect our decision to offer you a grant
Yes.

We would hope to use modern building techniques and be able to deliver a low environmental impact housing scheme.

What do you want to achieve in the short-term (i.e. within next 6 months)?

We hope to have progressed from working group to forming the CLT, to have a viable business plan and have identified potential development partners.

What are your plans for the medium-term (i.e. 6 months to 3 years)?

To have our masterplan scheme approved along with detailed planning permissions, for our development partner to have begun building and hopefully the handover of the first phase of affordable homes.

What are your plans for the long-term (i.e. once the current project has been completed)?

For the scheme to be delivering a steady income stream to fund the management and upkeep of the affordable properties and open spaces for the community.

We would hope to have expanded the remit of the CLT into other community projects identified in the Neighbourhood Plan and others such as energy production scheme, community orchards/allotments/food production.

ABOUT YOU

Why are you the right people to lead this project?

All the members are committed to the promotion of this local community and are predominantly Parish Councillors elected to represent the best interests of residents. The Parish Council has a track record of successes including as authors of the Neighbourhood Plan and as the survey data shows we have been given a mandate to deliver this scheme through the formation and launch of a CLT.

What skills do you have?

Some of us have already been heavily involved in investigating Community Business Society models within the village and have successfully created a Community Benefit Society, raising £750,000 through 341 shareholders in the village, to acquire the assets of

the village shop, growing sales by over 70% since acquisition 4 years ago, and producing a net surplus for the community now in excess of the parish council precept.

Creating and running this venture has raised awareness, developed a bank of experience and support for non profit community ventures as well as for the importance and practice of good governance. Through the careers and backgrounds of the members of the WG it can be shown there is a deep understanding of the requirements of leadership, governance and good working practice.

In addition to the Working Group there is a reservoir of support covering all the required disciplines for success of the CLT within the village. We are aware that the steering group is predominantly made up of Parish Councillors at the moment and would look to address this by inviting members of the community that are not part of the Parish Council to join the Board.

What skills are you missing and how will you acquire them?

At this point, we do not have hands on experience of a housing manager, and as such would look to employ the services of someone, probably sharing this resource with another CLT in the area such as operates in Stretham and Wilburton CLT.

Do you have the support of other individuals or organisations? If so, please outline (e.g. 'local authority', 'parish council', 'regional CLT Umbrella'):

Houghton & Wyton Parish Council, St.Ives Town Council, Hemingford Grey Parish Council, Hemingford Abbots Parish Council, Wyton on the Hill Parish Council, Huntingdonshire District Council, the Cambridgeshire CLT umbrella, other CLT's/housing associations namely Haddenham.

How did you hear about the Community-Led Housing grant fund?

Through the Community Housing Programme Manager of the Combined Authority.

Please let us know if there is anything else you would like us to know about your project:

Using a professional architecture and design consultancy, Woods Hardwick based in Bedford, we have already produced a masterplan concept of the development we would propose.

Woods Hardwick were the chosen architects for the Houghton Grange site which this development abuts and which shares a common entrance from the road. Therefore they

are familiar with the site and all its features as well as how to design and integrate this new development such that it achieves a real sense of place making.

Morris Homes are the developers of Houghton Grange whom we also have a good working relationship with. We have already had conversations with them and kept them abreast of our proposals and would be hopeful of them being a willing partner in this venture.

