



<b>CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY BOARD</b>	<b>AGENDA ITEM No: 3.1</b>
<b>30 OCTOBER 2019</b>	<b>PUBLIC REPORT</b>

## **£100K HOMES AND COMMUNITY LAND TRUSTS**

### **1.0 PURPOSE**

- 1.1 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of £100k Homes and Community Land Trusts in the 2019/20 Business Plan and approved a budget allocation of £250,000 towards these projects.
- 1.2 The purpose of this report is to provide further information on both of these projects and to seek approval for the immediate expenditure required to develop the formal business cases for approval.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Councillor Graham Bull, Portfolio Holder for Housing</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing</b>
<b>Forward Plan Ref: n/a</b>	<b>Key Decision: No</b>
The Combined Authority Board is recommended to:  (a) Delegate to the Chief Executive, in consultation with the Chair of the Housing and Communities Committee, authority to draw down the £250,000 allocated from the non-transport feasibility budget for the creation of community land trusts and for the operational costs of delivering the £100k Housing project, subject to the phasing set out in the Medium Term Financial Plan (MTFP); and	<b>Voting arrangements</b>  Simple majority of all Members

<p>(b) Confirm that the monitoring of spend on the development of the business cases for Community Land Trusts and £100k Homes will be reported to the Housing &amp; Communities Committee; and</p> <p>(c) Confirm that the business cases for Community Land Trusts and £100k Homes will be reported to the Combined Authority Board for approval in due course, subject to consultation with the Housing &amp; Communities Committee.</p>	
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## 2.0 BACKGROUND

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to deliver genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing are out of reach.
- 2.2 £100k Homes and Community Land Trusts (CLTs) are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet our housing objectives and respond to demand for cheaper housing for local people. It is recommended within the strategy to explore and deliver the £100k Homes project. CLTs are referenced as a means not only to deliver genuinely affordable housing but also as vehicles to potentially utilise the mechanism of land value capture.
- 2.3 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of these projects in the 2019/20 Business Plan and further agreed a total budget allocation of £250,000 to progress these projects.

### **£100k Homes**

- 2.4 £100k Homes is an exciting new initiative and will be the first of its kind in the country. Developing and delivering this initiative will provide those individuals who are struggling to enter the housing market with a real opportunity to buy their own home at an affordable price.
- 2.5 Work is underway to develop the policy framework and business case for £100k Homes.
- 2.6 In order to continue to develop the framework and business case it is necessary for authority to be delegated to the Chief Executive, in consultation with the Chairman of the Housing & Communities Committee, to spend funds from the £250,000 allocation that was approved by Board. Expenditure will be monitored through the Housing & Communities Committee.

## Community Land Trusts

- 2.7 Community Land Trusts are a mechanism to deliver community-led housing. Community-led housing is an attractive and affordable alternative to conventional housing can be part of the answer; where communities come together to design and build affordable homes for the benefit of local households most in need.
- 2.8 The Combined Authority vision for Cambridgeshire and Peterborough is to have the most advanced community-led housing sector in the UK, where local people in confident, and resilient communities have access to the skills and expertise to create attractive local homes that they can genuinely afford.
- 2.9 Housing plays an important role in the growth of our local economy but across Cambridgeshire and Peterborough, too many young people and families are unable to stay in their communities, close to their place of work, because they cannot access decent housing that they can genuinely afford on their local incomes.
- 2.10 To support the 'scaling up' of community-led housing across Cambridgeshire and Peterborough, the Combined Authority can:
- mobilise public support for new homes;
  - widen the range of housing products that are available, including homes for local people that are priced out of home ownership;
  - boost community ownership of assets;
  - diversify the local housebuilding market, building collaboration, innovation, skills and local supply chains;
  - inspire stronger local communities with increased confidence, capacity and control.
- 2.11 In the first instance it is necessary to establish a team which will commence engagement work with communities across Cambridgeshire and Peterborough and develop a business case that will set out the work that needs to be undertaken to meet the priority in the 2019/20 Combined Authority Business Plan.
- 2.12 Initially, the team will consist of 1 full time equivalent (FTE) Community Housing Programme Manager and 1 FTE Community Housing Administrator.
- 2.13 Discussions have already commenced with the Ministry of Housing, Communities & Local Government (MHCLG) and it is anticipated that the work undertaken for the business plan will also form the basis of a bid to the Homes England Community Housing Fund.
- 2.14 To facilitate the preparation of a full business case, it is necessary for authority to be delegated to the Chief Executive, in consultation with the Chairman of the Housing & Communities Committee, to spend funds from the £250,000 allocation that was approved by Board. Expenditure will be monitored through the Housing & Communities Committee.

### **3.0 FINANCIAL IMPLICATIONS**

3.1 £250,000 has been allocated from the Non-Transport feasibility budget. This was approved by the Board on 25 September 2019 (Agenda Item 2.1). £100k has been allocated for the creation of Community Land Trusts in five District Authorities, and £150k has been approved to support the costs of delivering the '£100k' housing project and CLTs. The total budget allocation of £250k has been profiled within the Medium Term Financial Plan as £166.6k in 2019/20 and £83.4k in 2020/21.

### **4.0 LEGAL IMPLICATIONS**

4.1 There are no direct legal implications.

### **5.0 GOVERNANCE AND CONTROL**

5.1 Both projects will follow the usual reporting requirements for key priorities identified in the 2019/20 Business Plan.

### **6.0 EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS**

6.1 Any equalities or health and safety implications will be addressed as they arise in the implementation of the strategy.

### **7.0 APPENDICES**

7.1 None

<b><u>Source Documents</u></b>	<b><u>Location</u></b>
Reports to the meeting of the Combined Authority Board on 25 September 2019	<a href="#">Item 2.1 Report</a> [Paragraph 4.10.3] <a href="#">Item 2.2 Report</a>