



## **HOUSING AND COMMUNITIES COMMITTEE**

**Date: Monday, 27 April 2020**

**Democratic Services**

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

**14:00 PM**

The Incubator  
Alconbury Weald  
Cambridgeshire  
PE28 4WX

**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

- |            |                                                                                                                                                                                                                      |                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>1.1</b> | <b>Apologies for Absence and Declarations of Interest</b>                                                                                                                                                            |                |
| <b>1.2</b> | <b>Minutes - Housing and Communities Committee - 9 March 2020</b>                                                                                                                                                    | <b>5 - 14</b>  |
|            | <b>Housing and Communities Committee - Action Sheet</b>                                                                                                                                                              | <b>15 - 18</b> |
| <b>1.3</b> | <b>Public Questions</b>                                                                                                                                                                                              |                |
|            | Arrangements for public questions can be viewed in Chapter 5, Paragraphs 18 to 18.16 of the Constitution which can be viewed here - <a href="#">Cambridgeshire and Peterborough Combined Authority: Constitution</a> |                |
| <b>1.4</b> | <b>Remit and Identity of the Housing and Communities Committee</b>                                                                                                                                                   | <b>19 - 22</b> |
| <b>1.5</b> | <b>Housing and Communities Committee Agenda Plan - May 2020</b>                                                                                                                                                      | <b>23 - 26</b> |
| <b>1.6</b> | <b>Combined Authority - Forward Plan - April 2020</b>                                                                                                                                                                | <b>27 - 38</b> |

## Part 2 - Reports to Combined Authority Board

- |            |                                                                                           |                |
|------------|-------------------------------------------------------------------------------------------|----------------|
| <b>2.1</b> | <b>£100m AHP Approval of Revised Business Plan for Angle Developments (East) Limited.</b> | <b>39 - 82</b> |
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## Part 3 - Programme Delivery

- |                |                                                                  |                  |
|----------------|------------------------------------------------------------------|------------------|
| <b>3.1</b>     | <b>£70 million Affordable Housing Programme - Cambridge City</b> | <b>83 - 104</b>  |
| <b>3.2 i</b>   | <b>£100m AHP Scheme Approvals - Brampton Park</b>                | <b>105 - 112</b> |
| <b>3.2 ii</b>  | <b>£100m AHP Scheme Approvals - Heylo St Thomas Park</b>         | <b>113 - 120</b> |
| <b>3.2 iii</b> | <b>£100m AHP Scheme Approvals - Heylo Larkfleet site</b>         | <b>121 - 130</b> |

<b>3.2 iv</b>	<b>£100m AHP Scheme Approvals - Keepmoat Paston</b>	<b>131 - 138</b>
<b>3.2 v</b>	<b>£100m AHP Scheme Approvals - Keepmoat JMS</b>	<b>139 - 146</b>
<b>3.3</b>	<b>£100 million Affordable Housing Programme Update</b>	<b>147 - 158</b>

**Part 4 - Date of next meeting:**

July 2020 Date TBC

The Housing and Communities Committee comprises the following members:

Councillor David Ambrose-Smith

Councillor Chris Boden

Councillor Ryan Fuller

Councillor Roger Hickford

Councillor Mike Sargeant

Councillor Bridget Smith

Cllr Irene Walsh

*For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact*

Clerk Name: Tamar Oviatt-Ham

Clerk Telephone: 01223 715668

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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.



**CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY**  
**HOUSING AND COMMUNITIES COMMITTEE: MINUTES**

**Date:** 9 March 2020

**Time:** 14:00pm to 16:05pm

**Present:** Councillor David Ambrose-Smith, Councillor Chris Boden (Chairman), Councillor Ryan Fuller, Councillor Roger Hickford, Councillor Mike Sargeant, Councillor Bridget Smith and Councillor Irene Walsh.

**Apologies:** None

**52. APOLOGIES AND DECLARATIONS OF INTERESTS**

No apologies received or declarations of interest made.

The Chairman notified the Committee that the action log at item 1.3 was not included in the original document pack so had been circulated separately, and that an updated report for item 2.1 £100m Affordable Housing Programme (Non-Grant) – Cambridge City, Histon Road, Development Loan to Laragh Homes had also been circulated.

The Chairman announced that a request from a Member of the Committee to add an urgent item to the agenda for discussion had been received. He explained that the Leader of Harlow District Council had written to Council Leaders in the East of England and Kent asking them to end placements of their housing clients in converted office blocks in Harlow. He explained that the letter was not sent to the Combined Authority, which did not have a role in such placements, but that he was aware that the Combined Authority had agreed to fund schemes which provided affordable housing via conversions of office premises in the past and that Members of the Committee had raised concerns about such developments. He also explained that he was aware of the Local Government Association's related concerns about the operation of permitted development rights in the planning system. He clarified that he had consulted with the Interim Monitoring Officer on the procedure and as the Chair had agreed that the item should be considered at the meeting as a matter of urgency on the basis that commercial to residential conversions could be controversial and raise issues about the welfare of those who lived in them and about the impact of them on the communities where they were located. He explained the urgent item would be considered at the end of the agenda.

**53. MINUTES AND ACTION LOG – 13 JANUARY 2020**

A Member queried why a report detailing the Communities remit of the Committee had not been brought to the meeting as detailed in action 43. The Director of Housing and Development explained that he had looked into this further and he was not aware of a specific brief in terms of the 'Communities'



element of the Committee. The Interim Monitoring Officer explained that in the Chapter 10 of the Constitution, at paragraph 3.2.9 it stated that the functions which the Committee exercised included:

*Oversee the development and approve all other housing and community programmes and projects not reserved to the Combined Authority Board including but not limited to those relating to:*

*(a) Culture and Tourism*

*(b) Oversee delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council*

A Member recalled that when the remit of the Committees had been discussed initially the Communities element had been tagged on to the Housing Committee as it did not naturally sit anywhere and that it would be useful to refer back to the original report on this, and for officers to report back to Committee.

#### **ACTION**

A Member sought feedback on action 49, in relation to the scheduled meeting with Government at the start of February 2020. The Director of Housing and Development explained that the meeting was positive and the Government was aware of the schemes in the £40 million Revolving Fund and understood how the money was being used. He explained that there had been interest from other Combined Authorities in relation to the set-up of the Revolving Fund. He explained that they expected to receive the next tranche of funding soon.

#### **54. PUBLIC QUESTIONS**

No public questions received.

A question was received from the Overview and Scrutiny Committee and the Chairman read out the written response (see appendix 1).

#### **55. COMBINED AUTHORITY FORWARD PLAN**

No comments were made on the Combined Authority Forward Plan.

#### **56. HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN**

Member noted that a report on the Communities element of the Committee would be added to the agenda again for the next meeting.

#### **57. £100M AFFORDABLE HOUSING PROGRAMME (NON-GRANT) – CAMBRIDGE CITY, HISTON ROAD, DEVELOPMENT LOAN TO LARAGH HOMES**

The Committee considered a report that recommended that they sought approval from the Board for the provision of a 30 month repayable loan facility capped at £9.637m to Histon Road Development LLP for the development of a



27 unit housing scheme at 295-301 Histon Road, Cambridge, CB4 3NF

In introducing the report the Director of Housing and Development explained that the loan would be used to acquire the land and develop the site of 27 housing units that would include 10 affordable residential units. He clarified that through this transaction the site would be delivered. He explained that the developer had advised that without the loan the development would not happen due to constraints of a lack of funding from traditional High Street lenders and willing equity partners in the current economic climate. He stated that the loan would enable 10 affordable units to be delivered under the current S106 agreement, without which the scheme will not proceed in the foreseeable future. He clarified that officers were currently awaiting receipt of the guarantors audited accounts so that the interest rate could be set. He explained that they may not have the figures before the March Board meeting. The Director concluded by confirming if approved, this would be the fifth scheme.

In discussing the report:

- A Member questioned why the developer was unable to borrow the money from other lenders and queried the risk to the Combined Authority in relation to the loan. The Chairman explained that officers were awaiting the audited accounts and that the final interest rate would be reflective of the risk. He explained that without the Combined Authorities support, the scheme was unlikely to go ahead. The Director for Housing and Development explained that he was confident that once the accounts had been reviewed that this would be an appropriate loan. He clarified that the land had been valued in excess of the price that they had paid which helped to secure the position.
- A Member queried where all of the check and balances would be going forwards and that an appropriate interest would need to be applied as this could sometimes be the undoing of a scheme. The Chairman explained that the Committee did not have the powers to make the decision and that this would be done at the Board meeting at the end of March. He explained that it was not anticipated that the interest rate would be too high.
- A Member sought clarity on how applications for the £40 million revolving fund would be dealt with as this scheme would mean that it had reached its limit. She also requested to see some modelling on repayments and planning regarding worse case scenarios. The Director of Housing and Development explained that the cash flow for the fund would drop off after the summer and the money was being recycled quickly. He clarified that if there was a scheme that needed to be considered by Board and the funding was not available then alternative methods of funding could be considered. He explained that a Sensitivity Analysis of the £40 million revolving fund would be produced for the March Board Meeting.

The Chairman proposed that the recommendation was amended to reflect that the Lead Member for Housing and Communities be consulted in relation to the



determination of the interest rate.

It was resolved by majority to:

- a) Recommend that the Combined Authority Board approve the provision of a loan facility of £9.637m to Histon Road Developments LLP for a scheme of 27 units based on the heads of terms detailed in exempt Appendix 1.
- b) Recommend that the Combined Authority Board delegate authority to the Director of Housing and Development, in consultation with the Lead Member for Housing and Communities, the Monitoring Officer and the Lead Member for Investment and Finance, to conclude any necessary legal documentation, including the determination of the interest rate to be charged and the security for the loan by way of a first charge upon the land.

**58. £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.

In presenting the report officers explained that all 500 homes had been identified and that 65% of these homes were now on site across 11 different sites, totalling 323 homes. Officers clarified that 5.4 of the report gave an update on what had been achieved. Officers explained that since the report had been written some practical completions had been achieved at Anstey Way and planning permission had been resolved for Campkin Road, which left two schemes that required planning permission.

In discussing the report:

- A Member commented that the report was well written and that they commended the speed and efficiency of the £70 million Affordable Housing programme so far.

It was resolved unanimously to:

- a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided in April 2020.

**59. £100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS MARCH 2020 – ALCONBURY WEALD, PARCEL 4, ERMINE STREET, LITTLE STUKELEY**

The Committee discussed a report that requested to commit grant funding of £315,000 from the £100 million Affordable Housing programme to enable the delivery of 9 additional shared ownership homes at Alconbury Weald, Ermine





Street, Little Stukeley, Huntingdonshire.

In presenting the report officers explained that the scheme received planning permission back in 2017 and that the 9 units requested were with Civic Living and the grant for each was £35,000, and the units were to be completed in April 2020.

In discussing the report Members:

- Welcomed the additionality of the 9 shared ownership units.

It was resolved unanimously to:

- a) Commit grant funding of £315,000 from the £100m Affordable Housing programme to enable delivery of 9 additional shared ownership homes at Alconbury Weald, Ermine Street, Little Stukeley, Huntingdonshire.

## **60. £100M AFFORDABLE HOUSING PROGRAMME UPDATE**

The Committee considered a report that gave an update on the £100 million Affordable Housing Programme.

In presenting the report the Director of Housing and Development explained that there was now a total of 28 Schemes with 15 in contract and Grant Investment of £23.8 million to date with a further £41.5 million approved in loans via the revolving fund. He clarified that the full list of schemes could be found at appendix 1 of the report and that the graphs in section 3 of the report showed how the money was being spent by area. He explained that officers were confident that the programme target of a minimum of 2,000 new affordable homes would be delivered as starts on site by 31 March 2022. He commented that the roll out of the £100k homes had received a warm engagement from the general public.

In discussing the report Members:

- A Member expressed his concerns in relation to the 2,000 homes target as currently only 547 starts on site had been achieved and there were issues in the construction industry, plus the impact that Brexit and the Coronavirus might have. The Director of Housing and Development explained that they had addressed the issues in relation to funding that had stalled the programme last year and 300 units had come through the pipeline in the last few months. He clarified that there had been no indications that there would be a drop off of schemes coming through the pipeline. The Chairman reiterated that there were more than sufficient properties in the pipeline and there was every reason to believe that the pipeline would widen. The Director of Housing and Development commented that if the private market did slow down then there would be more opportunity to convert units into shared ownership.



- A Member queried if the Combined Authority were following the same criteria as Homes England who did not provide social housing grants for Peterborough or Fenland. The Director for Housing and Development stated that the Combined Authority had not been following the same criteria and had approved grant funding in Fenland. The same Member also asked that it was recorded that he was concerned that the Combined Authority were continuing to look at deliverability rather than need and that they were not following through on the devolution deal.
- A Member commented that they found the pie charts in the report very useful. She requested a map showing numbers of houses by area and also colour coded in relation to need and affordability. **ACTION** She reiterated that it was very important that the Combined Authority could publicly state that they were spending the money well in terms of individuals who were facing unaffordability. The Chairman stated that there needed to be a balance between affordability and viability. A Member commented that there was a real risk that the Combined Authority were giving undue weight to viability. The Director of Housing and Development stated that there was currently a reasonable spread of affordable housing across Cambridgeshire and Peterborough.
- A Member commented that Stilton was referred to in the report as being in Peterborough and this was incorrect. **ACTION**

It was resolved unanimously to:

- a) Note the report outputs for the £100 million Affordable Housing Programme, and the next report will be provided in April 2020.

## 61. £100K HOMES AND COMMUNITY LAND TRUSTS

The Committee considered a report that gave an update on the progress and expenditure for both the £100k Homes and Community Land Trusts projects.

In presenting the report officers explained that the Business Plan for Community Land Trusts would not be going to the Combined Authority Board for approval in March. Officers explained that further consultation with the constituent authorities was needed and that officers were still in the process of recruiting to the Community Land Trusts Project Manager post. Officers commented that there had been unanimous approval at the Combined Authority Board of the £100k Homes project and there had recently been a Developers Breakfast to introduce Developers to the project which had been well received and the first £100k homes were on site in Fordham with further sites in the pipeline including potential sites in Ely, South Cambs and Cambridge City. Officers explained that there would be a formal launch of the project at Westminster next Tuesday. Officers commented that a report would be coming to the next Committee meeting on the Community Land Trusts Grant Scheme and the Allocation Policy - £100k Homes

In discussing the report Members:



- Discussed where the responsibility for regeneration sat. Officers explained that this was normally driven through local authorities and would be part of their Market Town Strategies.

It was resolved unanimously to:

- a) Note the progress and expenditure to date on £100k Homes and Community Land Trusts.

## **62. HOUSING COMMITTEE BRIEFING SESSION - £170 M AFFORDABLE HOUSING PROGRAMME**

The Committee considered a report that supported a briefing session provided for the Overview and Scrutiny Committee on 24 February 2020 and it was agreed to cascade to members of the Housing and Communities Committee. Officers gave a presentation to Committee which can be found at appendix 2.

In discussing the report and presentation:

- A Member commented that in 2.5 of the report the Overview and Scrutiny Committee had asked whether the Combined Authority could fund a percentage of homes allocated to lifetime accessibility and CO2 reduction homes and that at previous Committee meetings he had raised the issue of complying with space standards. He commented that Homes England were keen for grants allocated for homes that conformed with space standards and wanted to know how the Combined Authorities approach compared with that of Homes England. The Chairman commented that each District Council had their own approaches relating to space standards and each scheme was looked at on a case by case basis by officers. The Director of Housing and Development explained that he was meeting Homes England in the next week and he would raise the queries regarding sustainability and space standards and report back to Committee. **ACTION**
- A Member commented that they would have written a different list of issues that had been identified in the presentation which would have been
  - Climate Crisis
  - Access to health
  - Brexit
  - High quality education

She commented that it would be useful to seek feedback from Board Members at a future leader's strategy meeting on the issues faced as the issues were not all the same throughout all of the Local Authorities.

**ACTION**



- A Member reiterated that planning decisions were made at a local level and that this was summed up in 2.6 of the report that the Combined Authority was reliant on local authorities planning and development control departments to deliver the necessary homes for their communities.

The Chairman proposed to amend the recommendation to read 'to note the report'.

It was resolved unanimously to note the report.

### **63. URGENT ITEM – LETTER FROM HARLOW DISTRICT COUNCIL**

The Committee considered a letter from the Leader of Harlow District Council regarding placing families in converted office blocks in Harlow.

The Chairman explained that the more general point for discussion by the Committee was around the conversion of non-residential into residential. He explained that a conversion that had been approved previously at Committee was being reviewed by Medesham Homes and they were currently considering whether to submit a new scheme for a new build on the site to replace the existing buildings.

In discussing the letter:

- A Member queried whether the money approved for the original scheme would come back into the pot. The Director of Housing and Development confirmed that Medesham Homes would need to come back and ask for any additional money required to complete the new application.
- A Member commented that it was important that the Combined Authority invested in schemes that were good value for money and delivered good quality accommodation contributing to health and wellbeing.
- The Chairman explained that it was not one size fits all and that every scheme would need to be considered on its own merit. He commented that a blanket ban would be restrictive.
- A Member commented that there were more people living in an around towns and there had been successful conversions of offices back to residential accommodation that had been residential originally.
- A Member requested that officers speak to Homes England about whether they give grant funding for office conversions. **ACTION**
- A Member commented that conversions could be successful but that they did not agree permitted development.

In bringing the debate to a close the Chairman commented that if the Committee did find itself faced with an application for funding of an office conversion they



would need to think very carefully as no one wants sub-standard accommodation. He explained that there were no applications of this nature in the pipeline or on the horizon at the moment.

**64. DATE OF NEXT MEETING**

Members noted the date of the next meeting as 27 April 2020.

Chairman



## Housing and Communities Committee Action Sheet – 9 March 2020

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	29.	<b>AGENDA PLAN</b>	The letter from Jake Berry, the Minister for Housing and Local Government in relation to the levelling of powers of all Combined Authority Mayors be discussed at Committee in the New Year following the General Election, in relation to the implications for Housing and Communities.	Roger Thompson	Circulated	16/04/20
13.01.20	45.	<b>£100 MILLION AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS - MIDDLEMORE, ST MARY'S, RAMSEY</b>	Members requested a note on the process of how this development had gone through planning to be circulated to the Committee.	Azma Ahmad-Pearce	Site issues has completed consultation and it is going to Planning Committee on 16 <sup>th</sup> March 2020. Middlemore Road, St Mary's received planning permission on the 16 <sup>th</sup> March 2020.	16/03/20
13.01.20	49.	<b>£100 MILLION AFFORDABLE HOUSING PROGRAMME UPDATE</b>	Members requested that the following information be made available in a tabular form within the report <ul style="list-style-type: none"> <li>○ Amount of money and number of homes and at what stages</li> <li>○ How many on site</li> <li>○ How many have completed</li> <li>○ How much we have spent</li> <li>○ What it was last time and what it is this time</li> </ul>	Roger Thompson	A revised report will be provided for April committee that will seek to incorporate this data, tracking back to progress since the first committee in Jan 20	16/03/20

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
09/03/20	53	<b>MINUTES AND ACTION LOG – 13 JANUARY 2020</b>	A Member recalled that when the remit of the Committees had been discussed initially the Communities element had been tagged on to the Housing Committee as it did not naturally sit anywhere and that it would be useful to refer back to the original report on this, and for officers to report back to Committee.	Roger Thompson/Dermot Pearson	Report provided for the April Committee meeting	08/04/20
09/03/20	60	<b>£100M AFFORDABLE HOUSING PROGRAMME UPDATE</b>	A Member commented that they found the pie charts in the report very useful. She requested a map showing numbers of houses by area and also colour coded in relation to need and affordability.	Roger Thompson	Provided in report at April Committee	08/04/20
09/03/20	60	<b>£100M AFFORDABLE HOUSING PROGRAMME UPDATE</b>	A Member commented that Stilton was referred to in the report as being in Peterborough and this was incorrect	Roger Thompson	Updated	08/04/20
09/03/20	62	<b>HOUSING COMMITTEE BRIEFING SESSION - £170 M AFFORDABLE HOUSING PROGRAMME</b>	The Director of Housing and Development explained that he was meeting Homes England in the next week and he would raise the queries regarding sustainability and space standards and report back to Committee.	Roger Thompson	Briefing circulated to the Committee	16/04/20



Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
09/03/20	62	<b>HOUSING COMMITTEE BRIEFING SESSION - £170 M AFFORDABLE HOUSING PROGRAMME</b>	<p>A Member commented that they would have written a different list of issues that had been identified in the presentation which would have been</p> <ul style="list-style-type: none"> <li>• Climate Crisis</li> <li>• Access to health</li> <li>• Brexit</li> <li>• High quality education</li> </ul> <p>She commented that it would be useful to seek feedback from Board Members at a future leader's strategy meeting on the issues faced as the issues were not all the same throughout all of the Local Authorities.</p>	Roger Thompson		
09/03/20	63.	<b>URGENT ITEM – LETTER FROM HARLOW DISTRICT COUNCIL</b>	A Member requested that officers speak to Homes England about whether they give grant funding for office conversions	Roger Thompson	Contained in briefing as indicated above	08/04/20





<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 1.4</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>

## REMIT AND IDENTITY OF THE HOUSING AND COMMUNITIES COMMITTEE

### 1. PURPOSE

- 1.1. At its meeting on 11 November 2019 the Committee received a report on its terms of reference following amendments to the Combined Authority's Constitution made by the Combined Authority Board at its meeting on 25 September 2019. The Committee requested a further report on the communities element of the Committee's remit, for its meeting on 13 January 2020. At its meeting on 19 March 2020 the Committee requested a further report on the communities element of its remit.
- 1.2. This report seeks to clarify the position on the communities remit of the Committee.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: N/A</b>	<b>Key Decision: No</b>
<p>The Housing and Communities Committee is invited to note the extent of the Communities remit for the Housing and Communities Committee as being;</p> <p>1. Strategic oversight of any new community programmes not reserved to the Combined Authority Board, including culture and</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

<p>tourism and the Connecting Cambridgeshire project.</p> <p>2. Development of community programmes where there is a housing scheme being delivered by the Combined Authority of sufficient scale that it warrants the development of a community programme.</p>	
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## 2. BACKGROUND

- 2.1. Article 10 of the Cambridgeshire and Peterborough Combined Authority Order 2017 provides that the functions of the constituent councils in relation to the power to “*encourage visitors and provide conference and other facilities*” under section 144 of the Local Government Act 1972 are exercisable by the Combined Authority.
- 2.2. Previous decisions of the Combined Authority Board at its meetings on 25 July 2018 and 26 September 2018 allocated responsibility for culture and tourism, open space and amenities, consultation and engagement with social action and the voluntary, community and social enterprise sector to this Committee.
- 2.3. The Combined Authority’s Constitution as approved at the meeting of the Combined Authority Board at its meeting on 25 September 2019 included the following in the terms of reference of the Committee:

*3.2 The committee shall exercise the Combined Authority’s functions for the following*

*[ ... ]*

*3.2.9 Oversee the development and approve all other housing and community programmes and projects not reserved to the Combined Authority Board including but not limited to those relating to :*

- (a) Culture and Tourism,*
- (b) Oversee delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council*

- 2.4. The Non-Housing functions within the Committee’s remit have not formed part of routine business of the Committee up to this time.
- 2.5. The Culture and tourism functions are delivered by constituent Councils and we suggest the committee’s role should be one of Strategic oversight.

- 2.6. The Connecting Cambridgeshire project is led by Cambridgeshire Cambridgeshire County Council. The superfast broadband rollout has already brought high speed internet access to thousands of homes and businesses that would not be able to get it otherwise and is aiming to extend its coverage significantly. We suggest the committee's role should be one of Strategic oversight.
- 2.7. A further suggested role is that of developing community programmes where there is a housing scheme of sufficient scale being delivered by the Combined Authority that it is creating a community in its own right, such as a garden village.

### **3. FINANCIAL IMPLICATIONS**

- 3.1. No significant financial implications have been identified.

### **4. LEGAL IMPLICATIONS**

- 4.1 There are no direct legal implications.

### **5. OTHER SIGNIFICANT IMPLICATIONS**

- 5.1 No other significant implications have been identified.

### **6. APPENDICES**

- 6.1 None.

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Constitution	<a href="https://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/Constitution-2019-10-24.pdf">https://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/Constitution-2019-10-24.pdf</a>



# HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 8 April 2020



**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 Authorities Constitution in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11 <http://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/CPCA-Constitution-.pdf>

\* 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
<b>27.04.20</b>	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	<b>07.04.20</b>	<b>17.04.20</b>
	£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
	Communities remit of the Housing and Communities Committee	Roger Thompson/Dermot Pearson	No	N/A		
	Consent to the Adoption of a Revised Business Plan for Angle Developments (East) Limited.	Nick Sweeney – Development Manager	Yes	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 i. BRAMPTON PARK, BRAMPTON, HUNTS	Azma Ahmad - Pearce	No	2020/004		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 ii. ST THOMAS PARK, RAMSEY, HUNTINGDONSHIRE	Azma Ahmad - Pearce	No	2020/004		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 iii. WHITTLESEY GREEN, WHITTLESEY (FDC), SANDPIT ROAD, THORNEY (PCC), HARRIERS REST, WITTERING (PCC) & CROMWELL FIELDS, BURY (HDC).	Azma Ahmad - Pearce	No	2020/004		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 iv. ROMAN FIELDS, PASTON, MANOR DRIVE, PETERBOROUGH	Azma Ahmad - Pearce	No	2020/004		



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 – April 2020 v. JMS, (FORMER JOHN MANSFIELD SCHOOL SITE), DAMSON DRIVE, PETERBOROUGH, PE1	Azma Ahmad - Pearce	No	2020/004		
<b>July TBC</b>	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 TBC	Azma Ahmad - Pearce	No	2020/004		
	Housing Market Assessment Update	Adrian Cannard	No	N/A		
	Community Land Trusts Grant Scheme	Roger Thompson/ Emma Grima	No	N/A		
	Allocation Policy - £100k Homes	Roger Thompson/ Emma Grima	No	N/A		
<b>September TBC</b>						
<b>November TBC</b>						

<b>Committee date</b>	<b>Agenda item</b>	<b>Lead officer</b>	<b>Report to CA Board for decision</b>	<b>Reference if key decision</b>	<b>Deadline for reports</b>	<b>Agenda despatch date</b>
<b>January 2021 TBC</b>						
<b>March 2021 TBC</b>						
<b>April 2021 TBC</b>						

To be programmed:



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

# **CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY'S FORWARD PLAN OF EXECUTIVE DECISIONS**

PUBLISHED TUESDAY 14 APRIL 2020

## FORWARD PLAN

### PURPOSE

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

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

### WHAT IS A KEY DECISION?

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

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

### NON-KEY DECISIONS

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

### ACCESS TO REPORTS

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

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

### NOTICE OF DECISIONS

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

### STANDARD ITEMS TO COMMITTEES

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

#### Housing and Communities Committee

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

#### Skills Committee

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

#### Transport and Infrastructure Committee

1. Budget Monitor Update
2. Performance Report

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
<b>Skills Committee</b>									
1.	Careers Progression and Work Readiness (Hampton Academies Trust pilot) – Update Paper	Skills Committee	27 April 2020	Decision	To receive an update on the Careers Progression and Work Readiness (Hampton Academies Trust pilot)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
2.	Adult Education Budget Top Slice Review  [May contain exempt appendices]	Skills Committee	27 April 2020	Decision	To consider a review and recommendation for the future top slice required to implement the delivery of Adult Education Budget.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
3.	Adult Education Budget Innovation Fund	Skills Committee	27 April 2020	Decision	To consider the creation of an Innovation Fund for the Adult Education Budget (AEB) and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Housing and Communities Committee</b>									
4.	Communities remit of the Housing and Communities Committee	Housing and Communities Committee	27 April 2020	Decision	To brief the committee on its communities remit.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden  Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
5.	£100m Affordable Housing Programme Scheme Approvals – April 2020  i. Brampton Park, Brampton, Hunts ii. St Thomas Park, Ramsey, Hunts iii. Whittlesey Green, Whittlesey (Fenland District Council),	Housing and Communities Committee	27 April 2020	Key Decision 2020/004	To consider and approve allocations to new schemes within the £100m Affordable House Programme.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden  Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

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	<p>Sandpit Road, Thorney (Peterborough City Council), Harriers Rest, Wittering (Peterborough City Council), and Cromwell Fields, Bury (Huntingdonshire District Council)</p> <p>iv. Roman Fields, Paston, Manor Drive, Peterborough</p> <p>v. JMS (former John Mansfield school site). Damson Drive, Peterborough</p> <p>[May include exempt appendices]</p>								
6.	£100m Affordable Housing Programme: Approval of Revised Business Plan for Angle Developments (East) Ltd	Housing and Communities Committee	27 April 2020	Decision	To recommend consent be given to the adoption of the revised Business Plan for Angle Developments (East) Limited.	Relevant internal and external stakeholders	Nick Sweeney Development Manager	Councillor Chris Boden  Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Combined Authority Board Governance and Finance Items</b>									
7.	Minutes of the Meeting on 29 January 2020	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To agree the minutes of the Combined Authority Board meeting on 29 January 2020.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
8.	Minutes of the Mayoral decision-making meeting on 25 March 2020 (remote meeting)	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To agree the minutes of the Mayoral decision-making meeting on 25 March 2020.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
9.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
10.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Combined Authority Decisions</b>									
11.	Covid-19 Update Report	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To provide an update on work being undertaken by the Cambridgeshire and Peterborough Combined Authority in response to Covid-19.	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
12.	Sustainable Travel (Peterborough)	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To approve the drawdown of funds for the 2020/21 financial year to enable continued support for the sustainable travel project within Peterborough.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
13.	Local Transport Plan – CAM Sub-Strategy	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Key Decision 2020/036	To consider a draft CAM Sub-Strategy for the Local Transport Plan and agree a consultation process.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>By recommendation to the Combined Authority</b>									
<b>Recommendations from the Transport and Infrastructure Committee: 6 March 2020</b>									
14.	Lancaster Way A142/ A10 Roundabout Improvements	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Key Decision 2020/028	To confirm funding to support the delivery of the A10/A142 BP roundabout and the Lancaster Way roundabout to support continued investment in	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

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					the Lancaster Way Enterprise Zone.				
15.	St Neots River Great Ouse Northern Crossing Cycle Bridge	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Key Decision 2020/032	To consider whether work on the St Neots Foot and Cycle Bridge should cease, the project be removed from the Combined Authority's Business Plan and the remaining project funding be re-allocated to projects within the St Neots Masterplan.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>Recommendations from the Housing and Communities Committee</b>									
16.	£100m Affordable Housing Programme: Approval of Revised Business Plan for Angle Developments (East) Ltd	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020	Decision	To approve the revised Business Plan for Angle Developments (East) Limited.	Relevant internal and external stakeholders	Nick Sweeney Development Manager	Councillor Chris Boden  Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Recommendations from the Skills Committee</b>									
17.	Adult Education Budget Innovation Fund	Skills Committee	29 April 2020	Decision	To consider the creation of an Innovation Fund for the Adult Education Budget (AEB).	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Transport and Infrastructure Committee</b>									
18.	Coldhams Lane Roundabout	Transport and Infrastructure Committee	29 April 2020	Decision	To update Committee and to provide variations to the options presented in the January 2020 Committee following a value engineering exercise; and reflect this information in an updated programme for consultation and then to construction.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.



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19.	Bus Reform Task Force: Outline Business Case stage approval	Transport and Infrastructure Committee	29 April 2020	Decision	To seek authority to move on to the creation of an Outline Business Case.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
20.	A10 Dualling and Junctions Strategic Outline Business Case	Transport and Infrastructure Committee	29 April 2020	Decision	To consider an update on progress on the A10 Dualling and Junctions Strategic Outline Business Case.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>Combined Authority Board – Annual Meeting Governance and Finance Items</b>									
21.	Minutes of the meeting on 29 April 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
22.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
23.	Membership of the Combined Authority	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To note the appointment of Members of Constituent Councils and appointments to the Business Board for 2020/21 (and their Substitute Members) and to appoint any Non-Constituent Members of Co-opted Members.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
24.	Appointments to Executive Committees, appointment of Committee Chairs and Lead Members	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To approve Lead Member responsibilities and appoint such executive Committees as the Combined Authority considers appropriate, their membership and the Chair for 2020/21.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
25.	Appointment of the Overview and Scrutiny Committee	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To appoint the Overview and Scrutiny Committee, including its terms of reference, size and allocation of seats to political parties in accordance with political balance requirements, according to the nominations received from constituent councils.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
26.	Appointment of the Audit and Governance Committee	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To appoint the Audit and Governance Committee, including its terms of reference, size and allocation of seats to political parties in accordance with political balance requirements, according to the nominations received from constituent councils.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
27.	Calendar of meetings 2020/21	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To agree the calendar of meetings for 2020/21.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
28.	Review of the new governance arrangements	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To review the Constitution and the new governance arrangements introduced with effect from 1 November 2019 and agree any proposed changes to the Constitution.	Relevant internal and external stakeholders, including the Audit and Governance Committee	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
29.	Overview and Scrutiny Committee Annual Report 2019/20	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To receive the Overview and Scrutiny Committee's annual report 2019/20.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
30.	Complaints Policy	Cambridgeshire and Peterborough	3 June 2020	Decision	To consider the adoption of a revised complaints policy.	Relevant internal and external stakeholders,	Robert Parkin Chief Legal Officer and	Mayor James Palmer	It is not anticipated that there will be any documents other than the

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
		Combined Authority				including the Audit and Governance Committee	Monitoring Officer		report and relevant appendices.
31.	Code of Corporate Governance	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To consider the adoption of a revised Code of Corporate Governance.	Relevant internal and external stakeholders, including the Audit and Governance Committee	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
32.	Performance Monitoring Report: June 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To note performance reporting updates.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
33.	Budget Monitor Report	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/030	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Combined Authority Decisions</b>									
34.	Market Towns Programme – Approval of Masterplans for East Cambridgeshire	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/018	To approve Market Town Masterplans for East Cambridgeshire (Littleport, Ely and Soham)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
35.	Innovation Body Outline Business Case	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/022	To approve the Innovation Body outline business case.	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
<b>Mayoral Decision</b>									
36.	Local Highways Maintenance Capital Grant Allocation 2020/21	Mayor	3 June 2020	Key Decision 2020/031	To consult the Combined Authority Board on the allocation of the 2020/21 Highways Maintenance Capital grants and recommend to the Mayor the allocation in line with the shares set out by the Department for Transport.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>BY RECOMMENDATION TO THE COMBINED AUTHORITY BOARD</b>									
<b>Recommendations from the Housing and Communities Committee</b>									
37.	Cambridge City Council £70m Affordable Housing Programme Forecast 2020/21	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/035	To consider and agree the Cambridge City Council £70m Affordable Housing Programme Forecast 2020/21	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Recommendations from the Business Board</b>									
38.	Local Growth Fund Programme Management: June 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/027	To review the Local Growth Fund Budget and amend as required.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
39.	Growth Service - Full Business Case  [May include exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/029	To approve the Full Business Case for mobilisation of the Growth Service.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
40.	Advanced Materials and Manufacturing Sector Strategy	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the adoption of the Advanced Materials and Manufacturing Sector Strategy.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Austen Adams Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

**SUBMIT YOUR COMMENTS OR QUERIES TO  
CAMBRIDGESHIRE AND PETERBOROUGH COMBINED  
AUTHORITY**

Please send your comments or queries to Robert Parkin, Chief Legal Officer and Monitoring Officer, at [Robert.Parkin@cambridgeshirepeterborough-ca.gov.uk](mailto:Robert.Parkin@cambridgeshirepeterborough-ca.gov.uk)

Your comment or query:

How can we contact you with a response?  
(please include a telephone number, postal and/or e-mail address)

Name .....

Address .....

.....

Tel: .....

Email: .....

Who would you like to respond?

<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.1</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>

## **CONSENT TO THE ADOPTION OF A REVISED BUSINESS PLAN FOR ANGLE DEVELOPMENTS (EAST) LIMITED.**

### **1.0 PURPOSE**

- 1.1. At its meeting on 27 March 2019 the Combined Authority Board approved the business plan for the Housing Development Company (now Angle Developments (East) Limited). The business plan has now been considered at the meetings of the Boards of Directors of Angle Developments (East) Limited and Angle Holdings Limited and a revised business plan has been approved. Under the Shareholder Agreement approved by the Combined Authority Board at its meeting on 31 July 2019 the adoption or amendment of a business plan requires the consent of the Combined Authority. The report invites the Committee to recommend that the Combined Authority Board give its consent to the adoption of the revised business plan.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Councillor Chris Boden</b>
<b>Lead Officer:</b>	<b>Nick Sweeney – Development Manager</b>
<b>Forward Plan Ref: N/A</b>	<b>Key Decision: No</b>
<p>The Housing and Communities Committee is invited to recommend to the Combined Authority Board that:</p> <p>(a) Consent be given to the adoption of the revised business plan for Angle Development (East) Limited at Appendix 3.</p>	<p><b>Voting arrangements</b></p> <p>Simple majority of all Members</p>

## **2.0 BACKGROUND**

- 2.1. On 27 March 2019 the Board of the Combined Authority approved a business plan for the Housing Development Company (DevCo). A copy of the approved business plan can be found at Appendix 1.
- 2.2. The DevCo was incorporated as Angle Developments (East) Limited on 6 September 2019 and an independent Chair has been appointed.
- 2.3. On 27 March 2019 the Combined Authority Board agreed to fund a loan of £600,000 to the Combined Authority Trading Company and the DevCo for an initial period of two years. A copy of the report that was approved by the Combined Authority's Board can be found at Appendix 2.
- 2.4. The Board of Angle Developments (East) Limited met on 18<sup>th</sup> March 2020 to consider the company's position going forward. The company's Board approved the revised business plan that adopts clear strategic objectives and reduces risk over an initial 12-month period.
- 2.5. These revised objectives include seeking joint venture opportunities, identifying development opportunities from constituent Council owned assets, identifying a pipeline of future development projects, and establishing the Company.
- 2.6. The Board of Angle Holdings Limited met on 18 March 2020 and considered the revised business plan for Angle Holdings (East) Limited and approved it with minor amendments. The revised business plan as amended forms Appendix 3 to this report. The Shareholder Agreement approved by the Combined Authority Board at its meeting on 31 July 2019 requires subsidiaries such as Angle Developments (East) Limited to submit their first business plans to Angle Holdings Limited for approval.
- 2.7. Under the Shareholder Agreement the adoption or amendment of a business plan requires the consent of the Combined Authority.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1. There are no further financial implications than those identified when the previous DevCo Business Plan was approved in March 2019.

## **4.0 LEGAL IMPLICATIONS**

- 4.1. The legal implications are set out in the body of the report.

## **5.0 CONTRACT PROCEDURE RULES IMPLICATIONS**

- 5.1. There are no further contract procedure implications.



## **6.0 RISK IMPLICATIONS**

- 6.1. Initial objectives set out in the revised business plan expose Angle Developments (East) Limited to less risk than objectives set out in the business plan approved by the Combined Authority Board in March 2019.

## **7.0 OTHER SIGNIFICANT IMPLICATIONS**

- 7.1. The revised business plan accommodates the flexibility for Angle Developments (East) Limited to assist and offer support as the development industry recovers from inactivity and market slowdown caused by the Coronavirus pandemic.

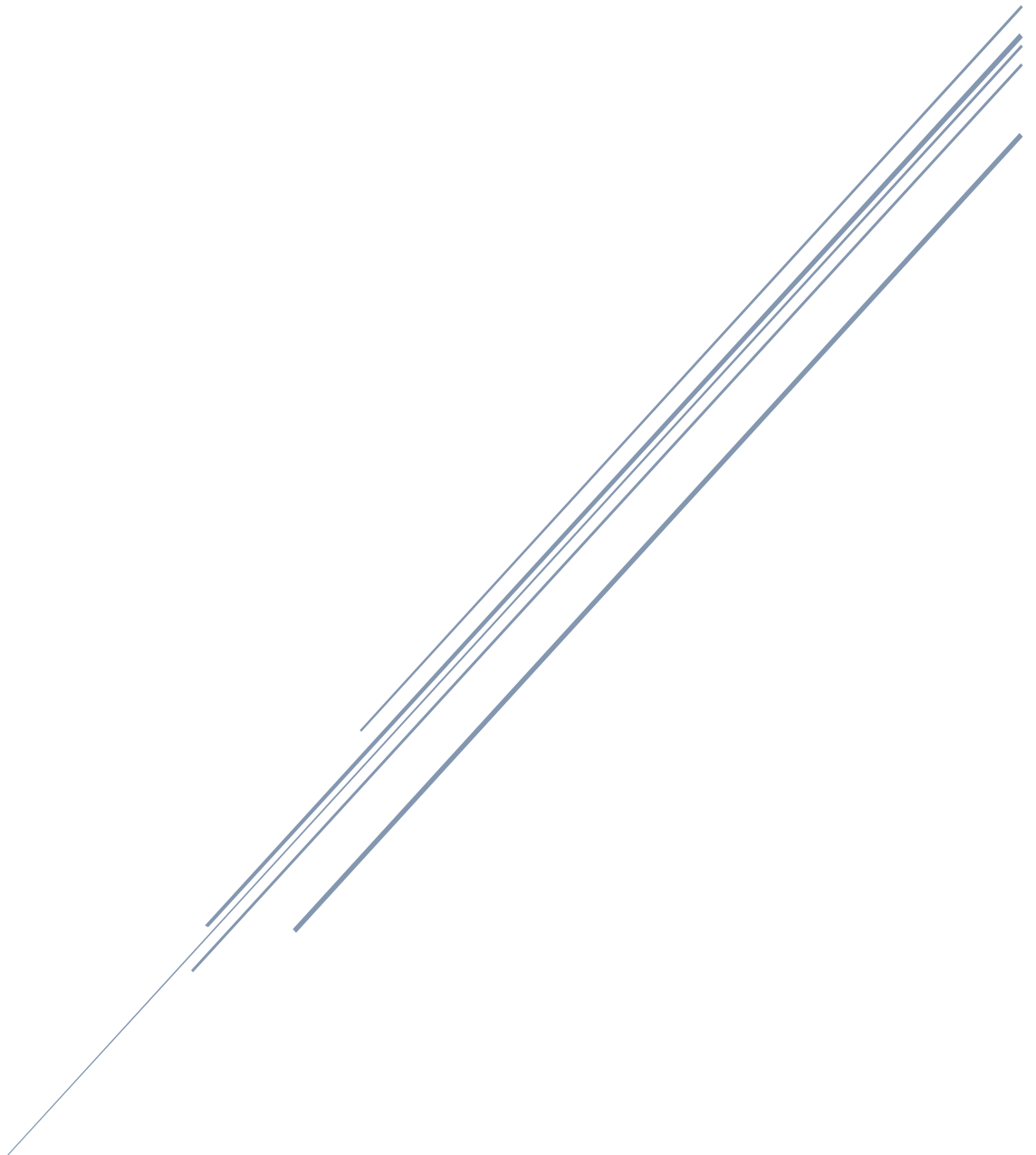
## **8.0 APPENDICES**

- 8.1. Appendix 1: DevCo Business Plan of March 2019.
- 8.2. Appendix 2: Report to Combined Authority Board of 27 March 2019.
- 8.3. Appendix 3: Angle Developments (East) Limited Business Plan March 2020.



# DEVELOPMENT COMPANY

## Business Plan

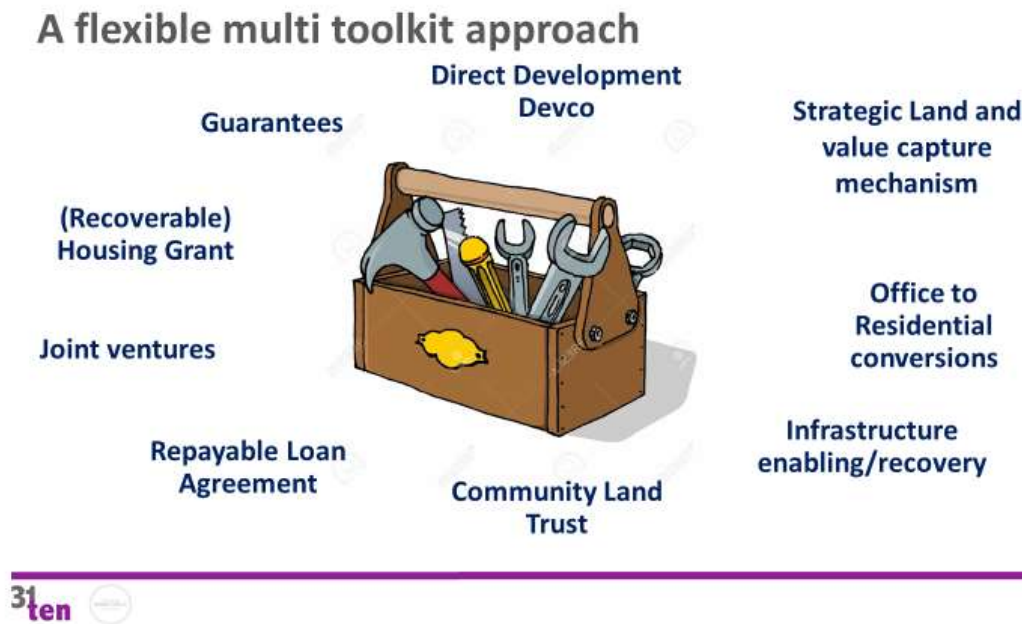


March 2019

## 1 EXECUTIVE SUMMARY

DevCo will be a subsidiary company of the Combined Authority Trading Company (CATC). DevCo will be a vehicle set up to enable the Cambridgeshire and Peterborough Combined Authority (CPCA) to deliver (directly or indirectly) more affordable houses (but not exclusively affordable houses), in the CPCA area.

In the Housing Strategy approved at Board in September 2018 the board approved a series of potential 'toolbox' interventions:



In order to progress some of these alternatives, like joint ventures, direct development, office to residential conversions and some strategic land initiatives, we need a vehicle the manage any risks and also the costs and returns.

DevCo will harness both in-house and out-house expert property development knowledge alongside community experience and local knowledge to deliver successful well-designed property developments with affordable housing, which will bring community benefit and respond to the needs of the local market.

In doing so, in the first 5 years it will:

- Facilitate the delivery (directly or indirectly) of more affordable housing in the CPCA area,
- Make the CPCA area an even better place to live and work by building good quality homes
- Improve local infrastructure by delivering or enabling appropriate, well-designed property developments.

The CATC will engage directly in commercial markets to undertake property development across the CPCA region.

### Financial Projections Years 1-5

The projections below are based on the compilation of the financial modelling of 5 illustrative generic schemes in the CPCA area. These were: 1) a new residential development of

approximately 15 units as a direct development, 2) an office to residential conversion delivering 20 units, 3) a new direct development of 5 units 4) a new direct development of 39 units and 5) a new direct development of 29 units. In total across the 5 year cashflow, the illustrative schemes would deliver 108 units. This is considered by us to be a very 'safe' projection and the schemes are indicative of the sort of schemes that we might initially to take on and commence delivery of in the first year or two of operation. However our ambition for Devco is far more significant and we would hope to be able to get involved in some form, in opportunities that would deliver hundreds of units over the 5 year period.

The detailed cashflows for the illustrative schemes are provided as an appendix to this Business Plan.

The table below shows the cumulative cost and revenue profile of the 5 schemes.

	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Total</b>
Revenue from illustrative schemes		£1,000,000	£6,595,346	£8,501,798	£7,564,944	£23,662,088
Cost of illustrative schemes	£3,347,153	£5,404,422	£6,787,861	£5,970,487	£520,037	£22,029,960
<b>Surplus/(Loss)</b>	<b>(£3,347,153)</b>	<b>(£4,404,422)</b>	<b>(£192,515)</b>	<b>£2,531,311</b>	<b>£7,044,907</b>	<b>£1,632,128</b>

## **2 INTRODUCTION**

### **2.1 Background**

On 26 September 2018 (Agenda Item 2.1) the Cambridgeshire and Peterborough Combined Authority (CPCA) Board adopted the 'CPCA Housing Strategy'. The strategy identified the need to accelerate the delivery of housing in order to meet the aims of the CPCA. One of the housing strategy recommendations is:

### **STRATEGIC FIT**

CPCA Housing Strategy (September 2018)

'Direct Action: The CPCA should establish a wholly owned company to undertake the development and management of new homes in the region.'

The Local Government Act 2003 restricts local authorities from making a profit from its services, although they are able to offset on-costs. The Localism Act 2011 enables local authorities to undertake activities to make a profit but only if delivered within a company.

The CPCA is legally able to establish a wholly owned trading company where the CPCA retains full control over the direction of the Combined Authority Trading Company (CATC), manages its risks and receives the benefits in full. The CPCA will be the sole shareholder.

The purpose of this document is to set out the business case for the DevCo subsidiary of the CATC.

## **2.2 Strategic Fit**

The CPCA has an ambition to facilitate the delivery of 100,000 more homes in the region by 2036 (including at least 40% new affordable homes).

In order to achieve this, the Mayor, together with the partner organisations within the CPCA area, has agreed the following key strategic objectives for housing:

- To accelerate housing delivery to support economic growth
- To create prosperous places where people want to live
- To expand housing choices to meet a range of housing needs

Across each of these objectives, the CPCA's programme of intervention falls into three broad areas:

- i) Direct Action, where the CPCA will take an active strategic investment approach to deliver new homes
- ii) Enabling Action, where the CPCA will distribute funds including loans and recoverable enabling finance for the delivery of new homes by others
- iii) Collaborative Action, where the CPCA will work with its partner authorities, housing agencies and the private sector to support increased and accelerated delivery by others.

## **2.3 Purpose & Possible Tools**

DevCo is a key part of achieving these objectives in the long term. DevCo will provide the CPCA with the ability to do things it cannot currently do, specifically:

## PURPOSE

To assist with delivering the aims of the housing strategy by:

- Accelerating the delivery of all housing
  - Providing the ability and vehicles to JV with other LA's and/or private sector
  - Making a profit which could be used to:
    - Invest in more housing
    - Return a dividend to the CPCA
- 

In addition it can:

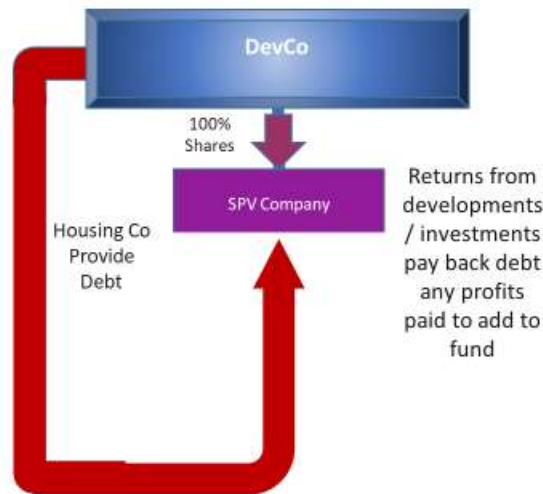
- Procure goods and services locally
- Use any profits to re-invest into more affordable housing schemes.

Initially we anticipate that DevCo will focus on opportunities to accelerate the delivery through smaller scale direct development or joint ventures with constituent Council's and third parties, both in the public and private sector.

## Tool - Direct Development

### Types of schemes / Areas

- Viable schemes
- Affordable only or mix of private sale / rent and affordable
- Land needs to be acquired
- End sale or handover to an Affordable provider, unless establishment of management / rent co.



### Advantages

- Control – Direct development not reliant upon others
- Ability to increase pace of development
- Utilise Equity and JV or debt funding
- Potential for some profit
- Enables cross subsidy, grant could still be offered to affordable providers to acquire completed units

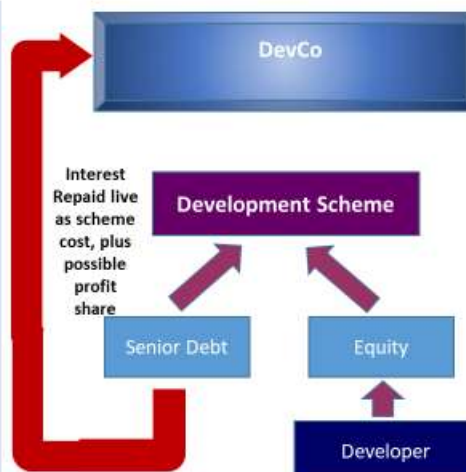
### Disadvantages

- Relies on broadly viable schemes
- Higher risk – exposed to construction sales / market risk
- Need to establish supply chain

## Tool – Repayable Loan Agreement

### Types of schemes / Areas

- Innately viable schemes but not at a level of profit to get the private sector to develop
- Debt required on different basis to commercial debt
  - Phasing
  - Timing of payback
- More sophisticated approach to senior debt



### Advantages

- Return on investment @ interest rate
- Secured investment (first charge)
- Predictable timing of returns
- Sophisticated approach – risk based investment, opportunity for profit share

### Disadvantages

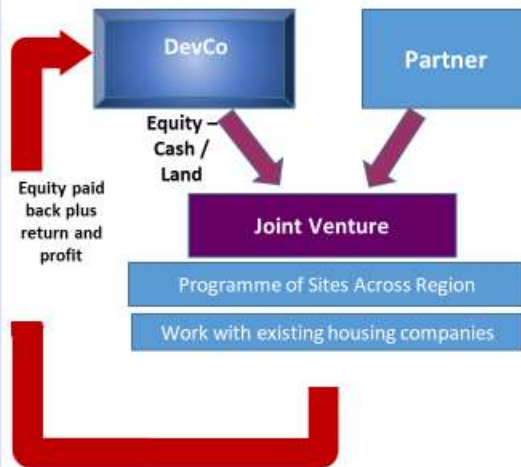
- Relies on broadly viable schemes
- Ongoing monitoring requirement



## Tool - Joint Venture

### Types of schemes / Areas

- Collaborative approach
- Other public sector bodies can put sites in / investment in / utilise their land or trading companies
- Expertise and funding through JV partner
- Programme possibilities after pilot schemes – not just scheme by scheme



### Advantages

- Return on investment @ interest rate plus profit
- More 'Units for Bucks'
- Cross regional approach
- Procurement savings
- Private sector expertise
- Share in development risk

### Disadvantages

- Up front investment to establish partnership
- Partners need alignment of objectives, need for land commitments
- Share in profit

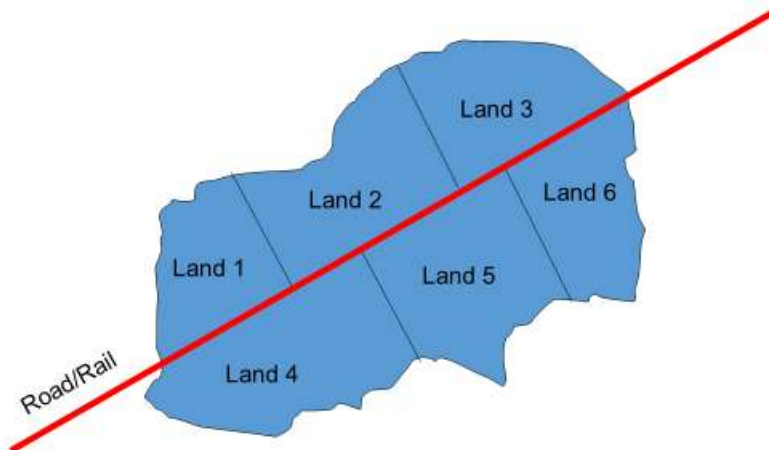
## Tool - Value Capture Mechanism

### Example

- Multiple land holdings
- Agricultural values, with limited 'hope' value
- Link road/rail – Infrastructure opens opportunity residential devt

### Approach

- Infrastructure Co provides loan to deliver Road/Rail
- Direct Acquisition or security taken over land
- Plots / units cannot be sold until charge is released
- Uplift in value helps funds loan – BEWARE CASHFLOW & DELAYED RECEIPTS



## 3 VISION

We believe in improving the quality of life of the taxpayer of the Cambridgeshire and Peterborough area and intend to deliver the objectives which are set out in the 'CPCA Housing Strategy' (September 2018). The Combined Authority Trading Company and through it the creation of Devco will support the Cambridgeshire and Peterborough Combined Authority in achieving these objectives.

## **4 MISSION STATEMENT**

DevCo will harness development and community experience with local knowledge to deliver successful well-designed property development which bring community benefit, are right for their place and respond to the needs of the local market.

## **5 STRATEGIC OBJECTIVES**

- To make a positive contribution to the delivery of more affordable housing across the CPCA area and to contribute to meeting housing need in all segments of the market
- To make the best use of every commercial opportunity that might become available
- To trade in a manner that, wherever possible, acts in the best interest of the CPCA
- To recycle any surplus funds generated from these projects to support the aims of the CPCA, specifically re-investment into more housing schemes and additional affordable housing.

## **6 OPERATING MODEL**

DevCo will operate in the local residential property markets across the CPCA area either through joint ventures with constituent council's/third parties or independently; i.e. secure an interest and develop land.

Every opportunity that arises will have its own business case which will have to be approved through the necessary governance process by the DevCo Board of Directors. If funding is required from the CPCA for any DevCo's activities, approval will also need to be sought from the CPCA Board.

## **7 YEAR 1 OBJECTIVES**

This business plan sets out the following specific targets for DevCo Year 1 (2019/20).

- Enter into direct development or joint ventures for the development of two sites in the CPCA area,
- Identify new development opportunities from constituent council-owned land and facilitate the delivery of these sites potentially in partnership, and
- Identify a pipeline of future development projects that will deliver more homes in the CPCA area by starting on site by no later than 31<sup>st</sup> March 2022.

## **8 STAFFING**

DevCo will be established in the first instance to deliver the outcomes of the CPCA Housing Strategy (September 2018). In its early stages DevCo will be supported by the Director Housing (seconded from the CPCA) and a development manager (also seconded from the CPCA).

Where DevCo decides to participate more significantly in the property market there may be a need to employ additional personnel. This will be subject to the approval of the DevCo Board of Directors; such approval will be based on a robust business case which will clearly identify the rationale, need and costs of the resources required to enhance Devco's operations in the housing market.

Such key personnel may over time include:

**Land Manager**

The Land Manager will be responsible for identification, assessment, negotiation and acquisition of new development opportunities, as well as assisting with the promotion of projects by managing external consultants through the design and planning stages to maximise return.

**Development Manager**

The Development Manager is responsible for the management of projects from completion of the planning stage through the pre-design and pre-construction phases; overseeing all design issues and coordinating with the external consultants and contractors that will progress the build process to completion.

**Sales Manager**

The Sales Manager will create marketing strategies and materials, and manage new site set ups, sales releases and pricing. The Sales Manager will manage and motivate an external Sales and Legal team that is capable of achieving the Company's objectives through support, control and development whilst at all times ensuring the team enhance the Company's reputation to prospective and existing customers and deliver high standards of customer service.

**9 SUPPLIES, SYSTEMS AND INFRASTRUCTURE**

CPCA will continue to provide support services to DevCo through a managed Service Level Agreement (SLA).

DevCo will establish contractual SLAs with each support service. This will include measurable performance indicators, break clauses and remedies for non-performance.

Once DevCo is operational there will be an annual review process whereby SLAs are refined to more accurately reflect the support DevCo needs.

Support services include:

- Finance- transactional finance functions and financial control activities
- IT- provision of IT equipment and services- including helpdesk support
- Insurance provision (buildings, vehicles, employers and public liability)
- HR support, including systems, recruitment and training
- Payroll

**10 USE OF EXTERNAL SUPPLIERS**

DevCo will seek to use local external suppliers where the appropriate service can be competitively sourced. For larger construction works contracts exceeding the EC threshold of £4.3 million, OJEU procurement principles will apply.

**11 PROPERTY AND ASSETS**

DevCo will operate from The Incubator 2, First Floor, Alconbury Weald Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4WX and a reasonable rent will be charged by the CPCA to DevCo for space it occupies. In order to be flexible, office accommodation arrangements will be reviewed annually.

**12 INFORMATION SHARING**

An information sharing protocol will be developed during implementation.

## **13 DATA PROTECTION**

DevCo will comply with the relevant legislation and guidance concerning Data Protection, including adopting suitable policies and procedures to ensure data is adequately safeguarded.

## **14 FREEDOM OF INFORMATION**

As a company wholly owned by CPCA, DevCo will be subject to requests for the disclosure of information under the Freedom of Information Act 2000 (FOI) in its own right. As such, DevCo will maintain a record management system that complies with the relevant guidance concerning the maintenance and management of records.

DevCo will liaise with CPCA as appropriate to ensure consistency in answering FOI requests and provide such information to CPCA as it may require to answer requests it has received.

## **15 MARKETING STRATEGY**

In line with our Vision and Values, DevCo will develop its Brand and Marketing Strategy with a view to clearly articulating its Proposition to the Residential Development market and potential customers.

## **16 BUSINESS DEVELOPMENT**

DevCo will build key customer relationships from a network of potential clients that will include local land and property owners and Local Authorities. The future of the Company will depend on its ability to unite this divergent set of clients around a common aim; to enable and build good quality, well-designed new housing developments that are both commercially successful and right for their place.

## **17 SWOT AND RISK ANALYSIS**

### **17.1 Strengths**

- Opportunity for DevCo to create a brand alongside enhancing the CPCA brand and develop the business as a trustworthy and well-funded development partner
- DevCo might be able to access (if willing) constituent councils' portfolios of land and property with potential to create a strong pipeline of future development projects that would underpin the business
- DevCo is not purely driven by commercial profit, but by a need to see more affordable housing being delivered without making financial losses.

### **17.2 Weaknesses**

- Decisions will need to be taken quickly if DevCo is able to respond to market opportunities when they arise
- DevCo will be a new 'player' in the market
- There is the potential for perceived bias in the way that the Company operates.

### **17.3 Opportunities**

- High demand for new housing at all levels of the market and low level of current supply so investment risk is reduced

- Producing design-led, good quality housing will give DevCo an opportunity to position itself as a developer of choice for landowners.

#### **17.4 Threats**

- Property market can be subject to volatility in cost and sales
- In a market when house prices strengthen, other local developers may up their game in terms of design quality, presence and competition in the local market
- Housing and planning are key policy areas for all political parties and future changes to legislation could have the potential to create adverse conditions for DevCo

#### **17.5 Commercial Risk**

The key risk is around CPCA's inexperience as an organisation in delivering housing activity through a company. It is, however, a shift in approach taking place throughout Local Authorities. The use of the existing CPCA director of housing and development and development manager, along with ensuring that any appointment of future key personnel will have strong market experience, will allow the risk to be managed. This, alongside managing the size and scale of early projects and engaging in joint ventures with appropriate partners, will sensibly manage this issue.

The level of risk exposure should be deliberately small in the formative years of DevCo, with risk limited to specific projects for which there is a clear and understood risk profile and route to delivery.

**5 Unit New Build v 13.01.19**  
**Peterborough**

Detailed Cash flow																					
		Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020
Monthly B/F		0	-233,500	-234,008	-234,516	-235,026	-235,536	-236,046	-236,559	-237,073	-237,586	-261,600	-318,085	-398,546	-494,474	-597,332	-698,569	-789,625	-861,903	-906,797	-908,769
<b>Revenue</b>																					
Sale - Residential units 5 No		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000,000
<b>Disposal Costs</b>																					
Sales Legal Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,000
<b>Unit Information</b>																					
<b>Residential units 5 No</b>																					
<b>Acquisition Costs</b>																					
Fixed Price		-200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty		-7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fee		-4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Planning & fees		-10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building regulations fees		-5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
topographical Survey		-2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground conditions Survey		-5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Construction Costs</b>																					
Con. - Residential units 5 No		0	0	0	0	0	0	0	0	0	-19,608	-46,661	-66,567	-79,325	-84,936	-83,399	-74,715	-58,883	-35,904	0	0
Demolition		0	0	0	0	0	0	0	0	0	-357	-848	-1,210	-1,442	-1,544	-1,516	-1,358	-1,071	-653	0	0
Asbestos removal allowance		0	0	0	0	0	0	0	0	0	-357	-848	-1,210	-1,442	-1,544	-1,516	-1,358	-1,071	-653	0	0
<b>Professional Fees</b>																					
Architect		0	0	0	0	0	0	0	0	0	-998	-2,375	-3,389	-4,038	-4,324	-4,246	-3,804	-2,998	-1,828	0	0
Project Man, QS & PD fees		0	0	0	0	0	0	0	0	0	-1,198	-2,851	-4,067	-4,846	-5,189	-5,095	-4,564	-3,597	-2,193	0	0
<b>Miscellaneous Costs</b>																					
Developers Contingency		0	0	0	0	0	0	0	0	0	-980	-2,333	-3,328	-3,966	-4,247	-4,170	-3,736	-2,944	-1,795	0	0
<b>Net Cash Flow Before Finance</b>		<b>-233,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-23,497</b>	<b>-55,917</b>	<b>-79,772</b>	<b>-95,061</b>	<b>-101,784</b>	<b>-99,943</b>	<b>-89,536</b>	<b>-70,564</b>	<b>-43,026</b>	<b>0</b>	<b>995,000</b>
Debit Rate 2.610%		2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%	2.610%
Credit Rate 0.000%		0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)		0	-508	-508	-510	-510	-510	-513	-513	-513	-517	-568	-689	-867	-1,074	-1,295	-1,519	-1,714	-1,868	-1,972	0
<b>Net Cash Flow After Finance</b>		<b>-233,500</b>	<b>-508</b>	<b>-508</b>	<b>-510</b>	<b>-510</b>	<b>-510</b>	<b>-513</b>	<b>-513</b>	<b>-513</b>	<b>-24,014</b>	<b>-56,485</b>	<b>-80,461</b>	<b>-95,927</b>	<b>-102,858</b>	<b>-101,238</b>	<b>-91,055</b>	<b>-72,278</b>	<b>-44,894</b>	<b>-1,972</b>	<b>995,000</b>
Cumulative Net Cash Flow Monthly		-233,500	-234,008	-234,516	-235,026	-235,536	-236,046	-236,559	-237,073	-237,586	-261,600	-318,085	-398,546	-494,474	-597,332	-698,569	-789,625	-861,903	-906,797	-908,769	86,231

## Peterborough

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## 20 Unit Office to Residential Conversion

[illegible]



**29 units, Fenland DC**

[illegible]

## 36 Unit Residential Scheme 07.03.19

### Peterborough CC

[illegible]



<b>CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY BOARD</b>	<b>AGENDA ITEM No: 4.1</b>
<b>27<sup>th</sup> MARCH 2019</b>	<b>PUBLIC REPORT</b> <i>This report has a confidential appendix at item x.x of the Agenda (Delete if not applicable) – See Appendix 3 for guidance</i>

## **HOUSING DEVELOPMENT COMPANY**

### **1. PURPOSE**

- 1.1. The Combined Authority received a commitment from central government for the receipt of £170m to bring forward 2,500 homes by March 2022. To deliver this there are effectively two sub-programmes running; £70m is allocated to Cambridge City to deliver 500 additional homes and the balance of £100m is allocated to the rest of the Combined Authority area to deliver an additional 2,000 affordable homes.
- 1.2. On 26 September 2018 (Agenda Item 2.1) the Combined Authority Board approved the Housing Strategy.
- 1.3. The Housing Strategy seeks to address current and potential future housing challenges facing the area, both in the next few years and the longer term through a selection of different development tools in addition to traditional grant funding.
- 1.4. The Housing Strategy recommended the Combined Authority accelerate housing delivery by establishing a wholly owned company to enable direct intervention in the housing market, which would enable the development of new homes and affordable homes in the region.
- 1.5. Creating the structure for a trading company with a housing development company now will enable us to quickly action when project specific opportunities to engage in housing delivery are identified and reported.
- 1.6. Responsibility and control of the use of the £170m of monies provided under the Devo deal to support the delivery of 2,500 affordable housing units in the CPCA area will remain under the direct control of the CPCA Board. If the proposed CATC or DevCo have a housing delivery opportunity that is seeking

funding from that money, a paper will need to be presented to the CPCA board for consideration.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Roberts (housing portfolio)</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing</b>
<b>Forward Plan Ref: Insert ref no on FP</b>	<b>Key Decision: No/Yes</b>
<p>The Combined Authority Board is recommended to:</p> <ul style="list-style-type: none"> <li>(a) Approve the Business Case for establishing a Combined Authority Trading Company (CATC) as detailed in Appendix 1;</li> <li>(b) Approve the Combined Authority Trading Company Business Plan and as detailed in Appendix 2;</li> <li>(c) Approve the Housing Development Company (DevCo) business plan as detailed in Appendix 3</li> <li>(d) Approve the funding strategy for the Housing Development Company (paragraph 6);</li> <li>(e) Approve the composition of the CATC Board as set out in Appendix 2 (ref: P8 para 4.1.1 and P9 para 4.1.2);</li> </ul> <p>Furthermore, in order to implement a)-c), authorise and approve:</p>	<p><b>Voting arrangements</b></p> <p>Simple majority of all Members</p>

<p>(f) The Chief Executive to enter into a loan agreement with CATC as detailed in paragraph 6;</p> <p>(g) The Chief Executive and the Corporate Services Director to complete the necessary legal documentation to implement the above.</p>	
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## 2. BACKGROUND

2.1. To address current and future housing challenges the Combined Authority has an aspiration to deliver 100,000 new homes, including 40,000 affordable homes over the next 20 years. In order to do this the Combined Authority established key objectives and principles when creating the Housing Strategy:

- a) To accelerate housing delivery to support economic growth
- b) To create prosperous places where people want to live
- c) To expand housing choices and opportunity through promotion of steps to promote home ownership using alternative structures, potential starter homes and more shared ownership scheme
- d) Promoting all housing (not just affordable housing) that is in addition to the existing development pipeline and encourage accelerated delivery within adopted local plans
- e) Be creative, in using a range of financial delivery mechanisms that have not traditionally been a method through which the public sector; organisations have supported and delivered housing. This aims to create a revolving fund that will outlast the £170m programme that will help to meet the longer-term target of an additional 100,000 homes by 2037
- f) An ambition to deliver 40,000 affordable homes within the same time period, to help address the affordability of housing, particularly for key workers, first time buyers and those in low and medium paid employment who cannot easily access the home ownership market without family or other third-party support. This will support more sustainable communities

- g) To support the spread of Community Land Trusts (CLTs) which support their local communities;
  - h) Ensuring that housing supports the most vulnerable by offering increased choice and affordability for those requiring specialist care
  - i) Supporting infrastructure to enable new housing schemes through a co-ordinated approach, particularly regarding transport by making strong links across strategies and projects within the Combined Authority
  - j) Encouraging best use of all property assets, bringing homes that are currently excluded from the market back into market use and supporting the creation of new homes from existing built assets not currently in residential use.
  - k) To consider using the Combined Authorities borrowing powers to help to accelerate schemes using financial mechanisms, over and above the money available in the revolving fund.
- 2.2. The Housing Strategy provides a flexible multi toolkit approach that will assist the Combined Authority to deliver on its ambition to build 100,000 new homes (including 40,000 affordable homes) Tools included Direct Development allowing for direct intervention and development in the housing market, a Strategic Land and value capture mechanism, office to residential conversions, infrastructure enabling/recovery, community land trusts, repayable loan agreements, joint ventures, provision of housing grant to registered providers and guarantees.
- 2.3. In order to progress the Housing Strategy a number of actions are recommended. One such action is for the Combined Authority to establish a wholly owned company to undertake the development and management of new homes in the region.

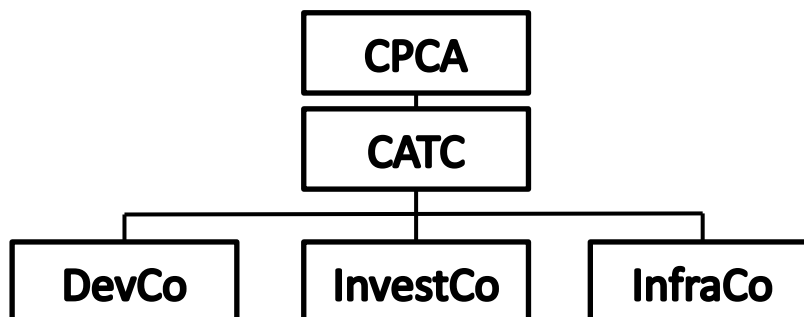
### **3. ESTABLISHING A COMBINED AUTHORITY TRADING COMPANY**

- 3.1. The purpose for developing a housing delivery structure is to have a vehicle that enables the Combined Authority to take direct action and intervention, to create additional or accelerated affordable housing. This might be potentially combined and cross subsidised with market housing or other uses, to generate revenue and capital to support additional housing schemes in the CPCA area. The CPCA is seeking to undertake the development of housing, through both direct delivery (joint ventures/independently) and potentially in the longer term through land value capture (acquiring strategic land and obtaining planning permission that enhances its value).
- 3.2. The business case for establishing the Combined Authority Trading Company is provided at Appendix 1.
- 3.3. **Reasons for establishing a wholly owned company**

- a) Single focused vehicles: The vehicles would have a single focus on delivering additional residential development and would be less likely to be distracted by extraneous activities.
- b) More attractive to potential joint venture partners: Potential partners may be more inclined to partner with an independent entity vehicle which is separate from the CPCA itself and is able to act in a commercial manner in terms of decision making.
- c) Ring-fencing risk: The vehicles would be able to (subject to how future deals and agreements were drafted) insulate the CPCA from development risk, for each scheme to be 'isolated' in terms of risk. Each different development opportunity could be undertaken in a separate 'special vehicle', so in case an individual scheme runs into difficulty, that issue would be 'contained'.
- d) Independent Directors: The vehicles would be able to recruit directors with specific development, and other skills that may be required.
- e) Streamlining governance: The proposed structure (set out below) includes a number of different vehicles including a holding company (Trading Co) and a development company (Dev Co) to be immediately set up. Potentially in future an investment company (Invest Co) and an infrastructure company (Infra Co) could be added. By using different vehicles for each type of activity the CPCA has the ability to streamline its governance of each separate vehicle and introduce any bespoke requirements.
- f) Ability to sell for profit in the future: Having separate vehicles means that the CPCA has the flexibility to sell its ownership (wholly or partly), of any vehicle to a third party, hopefully for a profit, if it no longer wishes to engage in the activities or just realise the value that has been created within a vehicle.

#### **4. STRUCTURE AND GOVERNANCE**

- 4.1. Under the Localism Act 2011, where the CPCA seeks to do something for a commercial purpose, it must do so through a company.
- 4.2. The Combined Authority Trading Company (CATC) will be 100% owned by the CPCA, so Limited Liability Partnership and Joint Venture models are not appropriate. Given that a partial objective of the CATC is to generate a return, to create and add value to the company and if appropriate, produce dividend returns to the CPCA, the Company Limited by Guarantee is also not a viable option.
- 4.3. The recommended form is a Company Limited by Shares with the CPCA as the sole shareholder.



- 4.4. The establishment of a holding company (CATC) with a group of subsidiaries (DevCo, and potentially in future InvestCo & InfraCo) will facilitate strategically-focused decision making appropriate to the subsidiary trading arms. This approach mitigates risks associated with one company carrying out a broad range of activities which may not fall within the expertise of the directors. Liability arising in one trading company will not impact on the remaining trading arms and, subject to further specialised tax advice, any losses may be able to offset against tax payable on profits elsewhere.
- 4.5. The CATC Board of Directors will be responsible for the strategic direction and success of the company. The CATC Board will be required to manage the CATC and must be mindful of commercial and market forces. At all times they must act in the best interest of the CATC for the benefit of the CPCA as the sole shareholder.
- 4.6. It is proposed that the CATC Board will comprise the Mayor and one of the Deputy Mayors of the CPCA, the Managing Director, Corporate Services Director of the CATC, (those positions to be held by the Chief Executive and Corporate Services Director of the CPCA) and an Independent Chairman (to be recruited). Each of the five board members will have one vote each and the Chairman will not have a casting vote.
- 4.7. The CPCA Board will appoint the first Chairman of the CATC.
- 4.8. **Conflicts of interest**
- 4.9. Members or officers of the CPCA who are appointed directors of a company have a fiduciary duty to the company, **not to** the authority. They have the powers and duties of company directors while they are appointed directors, and as directors, they are answerable to the membership of the company in accordance with the company's articles of association. However any member elected as a director is still bound by relevant local authority codes of conduct, in so far as these codes do not conflict with their legal obligations under company law.
- 4.10. The interests of the company must align with the shareholder and therefore this will limit the conflict that will arise for those directors who act on the Board. However a conflicts of interest policy will be developed to assist members and officers to conduct their roles as directors. This will enable



them to identify any conflicts of interest and take action to avoid acting to the detriment of the company or the CPCA. For example, should any member of the CPCA think that their obligations to the public and their obligations as company director conflict, the guidance will provide advice on removing themselves from the company board meeting without undermining the ability of the company to proceed with its business.

#### **4.11. Shareholder Agreement**

4.12. The relationship between the Combined Authority and the CATC is regulated through a shareholder agreement. The purpose of the shareholder agreement is to regulate the boundaries within which the CATC operates. Other than where legislation and/or articles reserve decisions for shareholders, the Board of Directors of a company is its main decision-making body and is to act as it thinks is in the best interest of that company. Ordinarily this would, for instance, include issuing shares to third parties (which the CPCA would not want to control) or borrowing (which would impact on the CPCA's own prudential borrowing limit).

4.13. In this context, a shareholders agreement between the CPCA and CATC (which would then be applied to each subsidiary through a deed of adherence) must be agreed. This would consider that each business's Board of Directors is responsible for running the relevant company. The agreement will provide the CPCA with a number of reserved rights:

- a) Matters relating to the control of shares
- b) Amendments to Articles of Association
- c) Matters relating to the payment of a dividend
- d) Matters relating to the company structure of CATC
- e) Matters relating to the cessation of CATC
- f) Matters relating to the business if it is not considered to be ancillary or incidental to the approved business
- g) Any decisions that require funding from the CPCA, for example funding for a housing scheme from the £100m affordable fund
- h) Appointment/removal of a Director
- i) Remuneration of any Director
- j) Entering into service contract, terms of appointment or other agreement with a Director
- k) Remuneration of any CATC (or subsidiary company) employee exceeding £100,000
- l) Establishing or amending any profit-sharing, share option, bonus or other incentives of any nature for Directors and employees
- m) Making any bonus payment to any Director or key employee
- n) Changing the name or registered office
- o) A limit on external borrowing
- p) Approval of the annual business plan.

4.14 The shareholder agreement will be subject to further agreement by the Combined Authority at a future meeting.

## **5. BUSINESS PLAN**

- 5.1. A high level business plan has been developed to provide a framework for the strategic operations of both the proposed CATC and DevCo, specifically:
  - a) Benefits and advantage of the CATC
  - b) Recommended governance structure
  - c) Board and management structures
  - d) Financial review of the CATC's forecast performance
  - e) Risk assessment
- 5.2. The Business Plans are attached as Appendix 2 and Appendix 3 for approval.
- 5.3. From the 27 March 2019 CPCA Board until the formal establishment of the CATC and DevCo, there will be a requirement to authorise specific officers to implement the decisions of the CPCA Board. These include the Shareholder Agreement, the Articles of Association and Service Level Agreements. There will also be a requirement to amend the Constitution during this period.

## **6. FINANCIAL IMPLICATIONS**

- 6.1. The CATC and DevCo will require a loan of £600,000 with a drawdown facility as cash flow requirements dictate to cover its initial set up and operating costs for its first 2 years of operation. Devco staff costs are a cost to the company from day one in order to comply with EU competition law requirements. Please note that the Devco staff and a majority of the other costs within the operating costs will be incurred by the CPCA in any event, whether or not CATC and DevCo are set up. Those costs are effectively being allocated away from the CPCA overhead and into CATC as a cost. The borrowing requirement for the CATC is to provide sufficient cashflow to cover CATC/Dev Co's first 2 years of trading. Any loan requirements beyond this will be reported to the CPCA Board as part of an annual business planning exercise that will include future commitments and projections, for the Trading Company activities beyond Year 1.
- 6.2. Repayment of the loan shall commence after the first three years of trading. The CPCA shall enter into a loan agreement with the CATC, such agreement shall stipulate that borrowing will only be for the purpose stated in the business plan and set out the terms and conditions of borrowing, including interest payment.
- 6.3. The CPCA is required to charge a commercial interest rate for the loan, so as to not contravene State Aid regulations. The final agreed rate will depend on the prevailing interest rates at the time. This interest will be payable on the loan outstanding on an annual basis and will reduce as the CATC and DevCo repays the loan.
- 6.4. There will be initial set up costs, which will be incurred between the CPCA Board meeting on 27 March 2019 and the date when the CATC commences trading. It is proposed that the CPCA funds the work which includes but may

not be limited to Incorporation (£1,300), Article of Association for HoldCo and DevCo (£7,000), Shareholder Agreement for Hold Co and Dev Co (£10,250) and report on duties of directors, indemnity agreements and presentation to the directors (1,500). This totals appx £20,050.

- 6.5. Any CPCA funding required to deliver specific DevCo projects will be reported and requested from the CPCA board in the usual way.

## **7. LEGAL IMPLICATIONS**

- 7.1. By virtue of Section 1 Local Government Act 1999 a Combined Authority is a best value authority. Best value authorities are permitted to trade, through a company, to carry out their functions for a commercial purpose. The creation of the company structure permits the Combined Authority to make a profit.
- 7.2. The creation of a wholly owned company means that certain regulatory requirements must be adhered to in creating the company, namely:
- a) A business case must be approved by the Combined Authority
  - b) A business plan must be approved by the Combined Authority
  - c) The company is subject to capital expenditure controls: Prudential Code for capital finance in local authorities
  - d) It is subject to limits on borrowing imposed by Government on the Combined Authority
- 7.3. Combined Authority employees may be seconded into the company to provide expertise where it is required. Employees will be protected by a secondment agreement with the DevCo which will ensure that the employees' rights are preserved during and after their secondment.
- 7.4. The Combined Authority may provide assistance to the companies within this structure subject to appropriate financial compensation being given by the company to the authority.
- 7.5. This proposal for a company to provide direct interventions into the housing market aligns with the Housing Strategy approved by the Board in 2018 and the Housing Business case agreed with MHCLG (approved by the Board in March 2017) which both recommended the use of Combined Authority funds to create a sustainable investment fund which could recycle investment into future schemes.

## **8. GOVERNANCE AND CONTROL**

- 8.1. As set out in paragraph 4 of this report.

## **9. EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS**

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

## 10. APPENDICES

10.1. Appendix 1- Business Case for establishing the Combined Authority Trading Company.

10.2. Appendix 2 - Combined Authority Trading Company Business Plan.

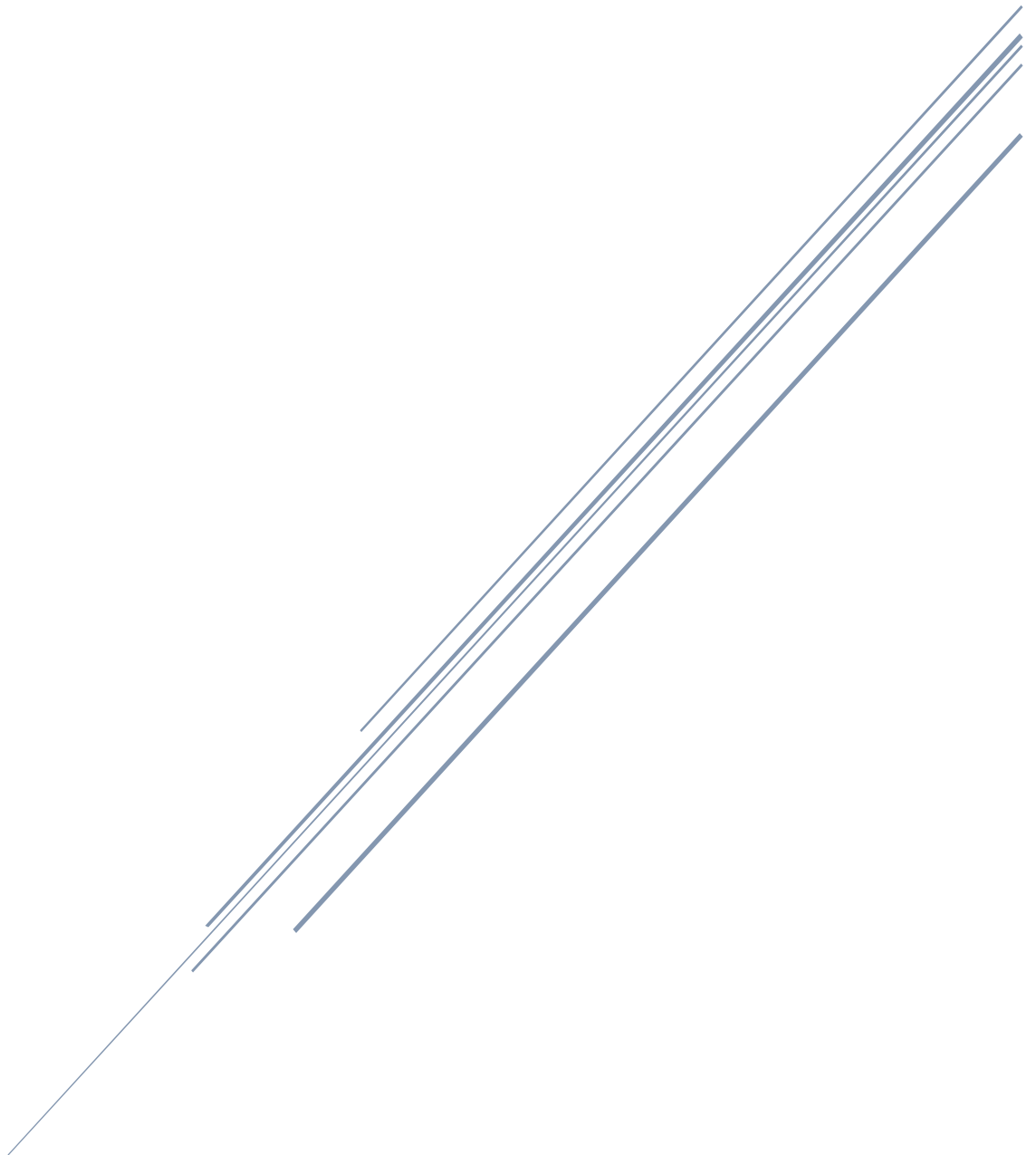
10.3. Appendix 3 - Development Company Business Plan.

10.4. Appendix 4 – Questions and Answers

<u>Source Documents</u>	<u>Location</u>
<p>List background papers: List here details of any supporting or background documents which have been relied upon to a material extent when preparing the report which are not confidential. If no supporting or background documents were used insert the word <b>None</b> and delete any text in the location column.</p> <p>Source documents are open for inspection by the public and must be retained for a period of 4 years (by the report author's records section) from the date of the meeting.</p> <p>Do not include published works or those which disclose exempt or confidential information and in respect of Mayoral reports, the advice of a political advisor</p>	<p>List location of background papers This should identify where these documents are held should anyone want to look at them. This will usually be the report author's location – e.g.</p> <p>Room XXX, Cambridgeshire and Peterborough Combined Authority, The Grange, Nutholt Lane, Ely CB7 4EE</p> <p>Where the document is held electronically, please provide a web link(s) if appropriate.</p>

ANGLE DEVELOPMENTS (EAST)  
LTD

# Initial Business Plan



March 2020

## 1. EXECUTIVE SUMMARY

Angle Developments (East) Ltd is a subsidiary company of the Combined Authority Trading Company, Angle Holdings Ltd. Angle Developments (East) Ltd is a vehicle set up to enable the Cambridgeshire and Peterborough Combined Authority (CPCA) to support the delivery (directly or indirectly) more affordable and market houses in the CPCA area. The objective is not to deliver development through maximizing profit for the company, but to enable and accelerate the delivery of affordable (specifically mayoral £100k homes) and market housing, that the market would not otherwise deliver.

In the housing strategy approved at board in September 2018 the board approved a series of potential 'toolbox' interventions. These have been adapted to reflect the brief for Angle Development (East):

### Angle Devts (East) Ltd Toolkit



In order to progress some of these alternatives, like joint ventures, direct development and some strategic land initiatives, CPCA needed a delivery vehicle to manage risks and the costs and returns.

Angle Developments (East) Ltd will harness expert property development knowledge alongside community experience and local knowledge to support the delivery of successful well-designed property developments with affordable housing, which will bring community benefit and respond to the needs of the local market.

In doing so, in the first few years it will:

- Facilitate the delivery (directly or indirectly) of more affordable housing in the CPCA area, specifically targeting either the delivery of mayoral £100k homes in every scheme and/or additional affordable housing in lower (sub £100k for 1 bedded home) value locations.
- Look to support smaller and medium sized schemes (up to say 150 units) in its initial period in order to prove capability and concept.
- Support CPCA growth priorities and evolving future objectives, creating community value in delivering sites.

- Engage development activities with a priority objective to make enough profit from its activities to cover and service its operating costs, before then using any surpluses to deliver 100k homes and affordable housing.

Angle Developments (East) Ltd will engage directly in residential and commercial markets to support and undertake property development across the CPCA region. This plan summarizes the financial projections from three initial schemes. By year 2023/24 it is intended to have eight residential development projects at different stages of development.

It is intended to update this initial business plan in 6 months' time to further articulate the ambition for the companies activities and progress to date at that point.

### Initial Financial Projections Years 1-3 (first three projects)

The projections below are based on the compilation of initial financial modelling of three illustrative schemes in the CPCA area. These were:

- A new direct development of appx forty units in Fenland.
- A joint venture on a site comprising sixty-eight units in Peterborough.
- A generic scheme of fifteen units in Peterborough These are indicative of the sort of schemes that we will initially take on and deliver, before looking for larger more ambitious projects.

Our ambitions are more significant and will be articulated by further updates of the business plan once other schemes are secured. Ideally by year 2023/24 the company will have at least eight projects at different stages of development.

The Angle Developments budget is provided as Appendix A to this Business Plan.

	<b>Year 1 Apr 20/Mar 21</b>	<b>Year 2 Apr 21/Mar 22</b>	<b>Year 3 Apr 22/Mar 23</b>	<b>Year 4 Apr 23/Mar 24</b>	<b>Total</b>
Profit from illustrative schemes	£0	£0	£6,000	£663,000 (£440k, £223k)	£669,000
No of units start on site (No of affordable units)	40 (10)	68 (42)	15 (6) (plus new opportunities)	TBC (new opportunities)	123 (58) (plus new opportunities)
Company operating cost	-£177,180	-£180,360	-£217,540	-£220,000	-£795,080
Surplus/(Loss) after operating costs per yr	-£177,180	-£180,360	-£211,540	£443,000	-£126,080
Cumulative Surplus (loss)	-£150,000	-£357,540	-£569,080	-£126,080	

It is intended that Angle Developments (East) Ltd will have access to a loan of £600,000 from the CPCA to cover its early years operating costs. Based upon the delivery of just the first 3 projects, at the end of yr 4 a balance of £126,080 from the £600,000 loan will still be outstanding. It is anticipated that this will be cleared with further projects that will be identified during yr 20/21 and delivered by yr 23/24.

## 2 INTRODUCTION

This Business Plan is designed to provide an overview and detail of the:

- Governance structure.
- Financial overview.
- Risk Management.
- Board and Management Structure.
- Housing objectives and potential activities.

Angle Developments (East) Limited is a private company limited by shares that is wholly owned by the Cambridgeshire and Peterborough Combined Authority (CPCA). Angle Developments (East) Limited is a subsidiary of the CPCA holding company, Angle Holdings Limited and operates at 'arm's length' from CPCA with an independent board for operational decision making.

Working with CPCA the following drivers were established:

- Increase the number of Affordable and Market Homes being developed from sites where the market is either failing to deliver or deliver as quickly.
- Seek to act as a delivery vehicle for the delivery of a number of mayoral £100k Homes.
- Generally, support the building of new affordable & market homes.
- Maximise Devolution Opportunities.
- Promote an Open for Business and 'Can Do' Attitude.
- Not driven by creating maximum profit above covering operating costs, but by delivery.

### 2.1 Background

On 26 September 2018 (Agenda Item 2.1) the CPCA Board adopted the 'CPCA Housing Strategy'. The strategy identified the need to accelerate the delivery of housing in order to meet the aims of the CPCA. One of the housing strategy recommendations is:

## STRATEGIC FIT

### CPCA Housing Strategy (September 2018)

'Direct Action: The CPCA should establish a wholly owned company to undertake the development and management of new homes in the region.'



The Local Government Act 2003 restricts local authorities from making a profit from its services, although they are able to offset on costs. The Localism Act 2011 enables local authorities to undertake activities to make a profit but only if delivered within a company.

The CPCA has established wholly owned holding and trading companies (Angle Holdings Ltd and Angle Developments (East) Ltd, where the CPCA retains full control, manages its risks and receives the benefits in full. The CPCA is the sole shareholder.

The purpose of this document is to set out the initial business case for Angle Developments (East) Ltd.

Angle Developments (East) Ltd was established as a 'tool' to enable CPCA to support the market with some direct housing delivery. Whilst Angle Developments (East) Ltd is a legal entity in its own right and should be free to operate commercially to create or enable additional housing and specifically more Affordable Housing and £100k homes to be developed, it is important to remember that it is a company that is wholly owned by CPCA. It is not intended to focus its activities on making full market profit, but on supporting housing delivery whilst creating enough profit and cashflow to cover and service its operating costs over a long term timescale.

As the sole shareholder CPCA has an interest to ensure, wherever practicably possible, that Angle Developments (East) Ltd does not make losses in the long term. Any profit created for CPCA will ultimately benefit the CPCA as sole shareholder as the only body capable of receiving a dividend. However, it is anticipated that any profits achieved will be reinvested in Angle Developments (East) Ltd to cover its operating costs and to achieve a greater output of £100k homes to enable CPCA to achieve the aims of increasing and accelerating the delivery of housing in the area.

## **2.2 Strategic Fit**

The CPCA has an ambition to facilitate the delivery of 100,000 more homes in the region by 2036 (including at least 40% new affordable homes).

In order to achieve this, the Mayor, together with the partner organizations within the CPCA area, has agreed the following key strategic objectives for housing:

- To accelerate housing delivery to support economic growth.
- To create prosperous places where people want to live, and
- To expand housing choices to meet a range of housing needs.

Across each of these objectives the CPCA's programme of intervention falls into three broad areas:

- Direct Action, where the CPCA will take an active strategic investment approach to deliver new homes.
- Enabling Action, where the CPCA will distribute funds including loans and recoverable enabling finance for the delivery of new homes by others.
- Collaborative Action, where the CPCA will work with its partner authorities, housing agencies and the private sector to support increased and accelerated delivery by others.

## **2.3 Purpose**

Angle Developments (East) Ltd is a key part of achieving these objectives in the long term through direct action. The company will provide the CPCA with the ability to do things it cannot currently do, specifically:

### **PURPOSE**

To assist with delivering the aims of the housing strategy by:

- Accelerating the delivery of all housing
- Providing the ability and vehicles to JV with other LA's and/or private sector
- Making a profit which could be used to:
  - Invest in more housing
  - Return a dividend to the CPCA

In addition, it will:

- Enable and support the delivery of a portfolio of mayoral £100k units.
- Procure goods and services locally.
- Use any profits created to re-invest into more affordable housing units/schemes.

Initially we anticipate that Angle Developments (East) Ltd will focus on opportunities to accelerate the delivery through smaller scale direct development or joint ventures with constituent Council's and third-party bodies, both in the public and private sector.

## **3 VISION**

We believe in improving the quality of life of the taxpayer of the Cambridgeshire and Peterborough area and intend to deliver the objectives which are set out in the 'CPCA Housing Strategy' (September 2018). Angle Developments (East) Ltd will support the Cambridgeshire and Peterborough Combined Authority in achieving these objectives.

## **4 MISSION STATEMENT**

Angle Development (East) Ltd will harness development and community experience with local knowledge to support and deliver successful well-designed property development which bring community benefit, are right for their place and respond to the needs of the local population.

## **5 STRATEGIC OBJECTIVES**

- To make a positive contribution to the delivery of more affordable (specifically £100k homes) and market housing across the CPCA area and to contribute to meeting housing need in all segments of the market.
- To make the best use of every opportunity that might become available.
- To trade in a manner that, wherever possible, acts in the best interest of the CPCA.
- To recycle any surplus funds generated from these projects to support the aims of the CPCA, specifically re-investment into more housing schemes.

- To support the delivery of the mayoral £100k home initiative.

## **6 OPERATING MODEL AND STRUCTURE**

Angle Developments (East) Ltd will operate in the local residential property markets across the CPCA area. It will look to identify and deliver additional housing through an entrepreneurial approach, typically but not exclusively through direct development (securing an interest and developing land itself) where there are no significant or exceptional risks like contaminated land or joint ventures with other public sector organisations or third parties from the market.

Every opportunity that arises will have its own business case which will have to be approved through the necessary governance process by the Angle Developments (East) Ltd Board of Directors. If funding is required from the CPCA for any activities, approval will also need to be sought from the CPCA Board to secure an appropriate funding facility. Approval of the parent Holding Company, Angle Holdings Limited will also be required.

The Board of Directors of Angle Developments (East) Ltd comprises:

The Independent Chairman and 2 Directors, being one of the joint Chief Executives of CPCA and the CPCA Director of Housing and Development.

The quorum for board meetings shall be three.

At Board meetings each director shall have one vote.

Board meetings shall be held at least quarterly on such dates as they may agree (where there is failure to reach an agreement a decision will be made by the Chairman). Special Board meetings might need to be called to make decisions on specific opportunities or situations as they arise or are required, to be requested by any of the Directors and Co-ordinated by the Chairman.

- An agenda and any papers for a meeting will be prepared and distributed not less than 5 business days prior to the meeting (within 2 days for a special board meeting).
- Except where the information is commercially sensitive, minutes of Board meetings will be provided to the Shareholder Committee for noting.

## **7 TYPES OF ACTIVITY**

The toolbox slide on page 1 articulates the sort of activities that the company will undertake. Specifically, most of its initial activity is likely to concentrate on the following:

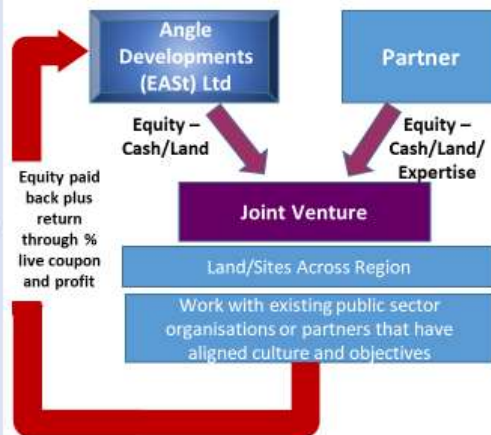
### **Joint Ventures**

Joint ventures will offer opportunity for shared risk and return, which might be particularly attractive in early years:

## Joint Venture

### Types of schemes / Areas

- Collaborative approach across the region
- LA's and public sector partners can put sites in/utilise their housing companies
- Potential to procure, expertise and funding through JV partner
- Must deliver £100k homes and/or additional affordable housing



### Advantages

- Return on investment @ interest rate plus profit
- Cross subsidy model for £100k homes/affordable housing
- Procurement savings
- Potential partner expertise utilised
- Share in risk, less capital required

### Disadvantages

- Up front investment to establish partnership
- Need for land commitments
- Who has control?
- Exit strategy needs to be understood

## £100k Homes, Direct Delivery or Support

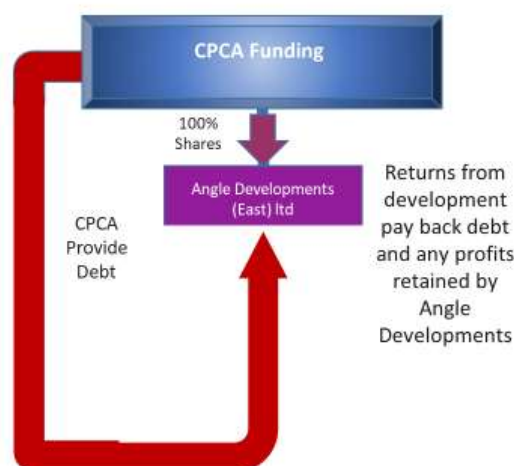
To support the creation of a portfolio of £100k homes direct delivery would most likely be through Joint ventures or direct development if low risk. A significant strategy to support the delivery of £100k homes will be through making available and offering loan finance at rates that comply with any applicable competition legislation or requirement. Those loans will most likely be contracted direct between the CPCA and the borrower, so not requiring the involvement of Angle Developments (East) Ltd.

## Direct Development

### Direct Development

#### Types of schemes / Areas

- Schemes that do not meet market profit/hurdle rates but do for a low/non profit delivery model
- Mix of private sale, rent, must have £100k home or affordable Housing elements
- Use of public sector land or acquisition of failing sites from market



### Advantages

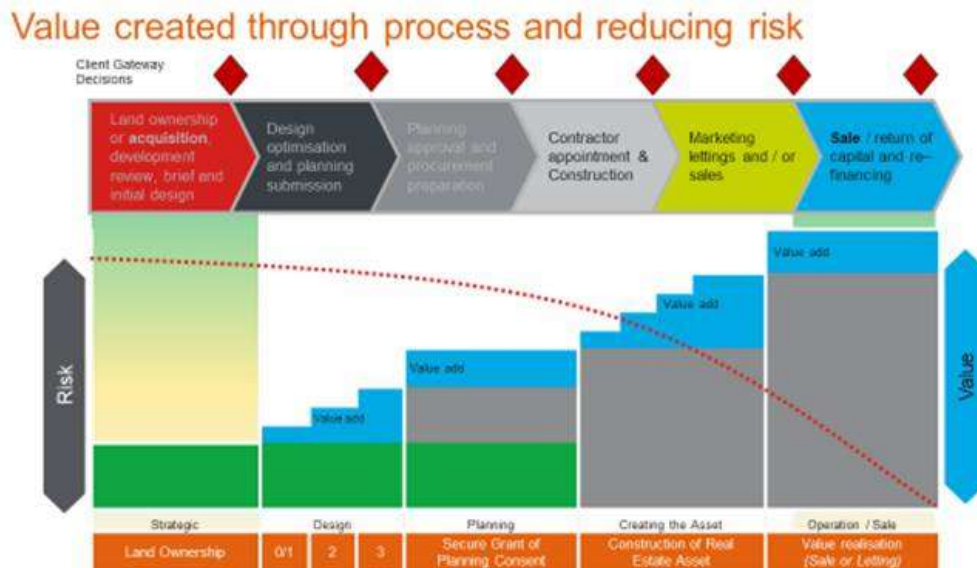
- Low profit enable schemes to be built that the market will not deliver
- Receipt of any profit
- Ability to increase volume & pace of development
- Utilise CPCA lower cost debt funding
- Control
- Enables cross subsidy of profit to get more affordable housing

### Disadvantages

- Relies on broadly viable schemes
- Higher risk – exposed to development /sales risk
- Need to establish supply chain

Direct development opportunities will offer full control over the pace and type of development being delivered. It will enable the full capture of value being created through the development

process.



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In order to deliver a direct development Angle Developments (East) Ltd will use its own internal resources to act as development managers and appoint the services of a professional development team that would include a project manager, quantity surveyor, architect and other professional advisors to deliver a scheme.

Especially in early years Angle Developments (East) Ltd will not want to expose itself to significant risks, so each opportunity will need to be considered on its own merits.

### Community Land Trust Support

Having Angle Developments (East) Ltd being used as the developer, taking on construction and handing over a completed development to a CLT is the most likely type of involvement. This may be linked to CPCA potentially offering funding only to schemes direct to CLT's. That will not require Angle Developments (East) Ltd to be involved.

### Infrastructure Enabling/Recovery

Opportunity for infrastructure enabling as indicated below may sit alongside a land value capture opportunity:

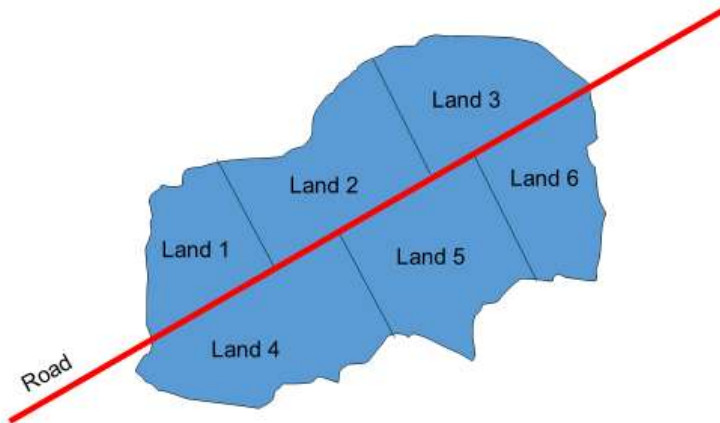
## Infrastructure enabling/recovery

### Example

- 6 land holdings, cost of road not viable to an individual owner
- Link road / Change of use enables residential development on all 6 holdings

### Approach

- Angle Devts provides loan to deliver link road
- Security taken over land
- Plots / units cannot be sold until charge is released



## Strategic Land/Land Value Capture

Specifically targeted at land value capture and garden village opportunities along the potential CAM network. The company could be the delivery vehicle for such opportunities:

## Strategic Land/ Land Value Capture



## 8 YEAR 1 OBJECTIVES

This business plan sets out the following specific targets for Angle Developments (East) Limited first full Year 1 (2020/21).

- Enter into direct development or joint ventures for the development of at least two sites in the CPCA area.
- Identify any possible new development opportunities from constituent Council owned land and securing a position to become involved in the delivery of these sites.

- Identify a pipeline of future development projects that will deliver more homes in the CPCA area, including mayoral £100k homes starting on site by no later than 31<sup>st</sup> March 2022.
- A confidential list of opportunities is attached in Appendix A. More productive and less capital-intensive schemes may come from partnerships on sites where constituent councils own the land. Fenland District Council has supplied a short list of opportunities that is being reviewed, though none have an existing planning consent so if there is opportunity these will medium/longer term opportunities.
- Future year objectives will be driven by the principle of seeking to expand and increase the companies influence through becoming involved in and delivering an increasing number of housing schemes. So, year two should secure a minimum of two new schemes and each year after a minimum of two new schemes, so that by year 2023/24 it will have at least eight projects ongoing at different stages of development.
- Creation of a company identity, stationery, logo, brand principles.

## 9 STAFFING

Angle Developments (East) Limited is being established in the first instance to deliver the outcomes of the CPCA Housing Strategy (September 2018). In its early stages the company will be supported by the Director Housing (part-time seconded from the CPCA) and a development manager (part-time seconded from the CPCA). Time will be on an as required basis and will flex dependent upon the level of activity. Timesheets will be used to track and record this.

Where Angle Developments (East) Ltd decides and has opportunity to participate more significantly in the property market there will be a need to increase the amount of time being offered to company activities by the CPCA seconded staff and eventually to consider the employ of additional personnel direct. This will be subject to the approval of the Board of Directors; such approval will be based on a business case which will clearly identify the rationale, need and costs of the resources required to deliver, enhance and accelerate the company's operations in the housing market.

Such key personnel may over time include (in no particular sequential order):

### **Construction Manager**

The Construction Manager will be responsible for all building contracts and contractor procurement. The role will include appointing professional advisors, being involved and advising early in the design process in order to add value to an overall development outcome, manage the preparation of tender documents, review tender returns, make procurement recommendations to the Board and monitor contractor delivery throughout the development process, including after practical completion in managing snagging, contractor retentions and ongoing relationships.

### **Land Manager**

The Land Manager will be responsible for identification, assessment, negotiation and acquisition of new development opportunities, as well as assisting with the promotion of projects by managing external consultants through the design and planning stages to maximize return.

### **Development Manager**

The Development Manager is responsible for the overview/management of projects from acquisition to completion, through all stages including acquisition, the pre-design and pre-

construction phases; overseeing all design issues and coordinating with the external consultants and contractors that will progress the build process to completion.

### **Sales Manager**

The Sales Manager will create marketing strategies and materials, and manage new site set ups, sales releases and pricing. The Sales Manager will manage and motivate an external Sales and Legal team that is capable of achieving the Company's objectives through support, control and delivering receipts and meeting sales objectives whilst at all times ensuring they enhance the Company's reputation to prospective and existing customers and deliver high standards of customer service.

## **10 SUPPLIES, SYSTEMS AND INFRASTRUCTURE**

CPCA will provide support services to Angle Developments (East) Ltd through a managed Service Level Agreement (SLA).

Angle Developments (East) Ltd will when appropriate and required establish contractual SLAs with each support service. This will include measurable performance indicators, break clauses and remedies for non-performance.

Once the company is fully operational there will be an annual review process whereby SLAs are refined to more accurately reflect the support the company needs.

Support services will initially include:

- Finance- transactional finance functions and financial control activities.
- IT- provision of IT equipment and services- including helpdesk support.
- Insurance provision (buildings and public liability).

## **11 USE OF EXTERNAL SUPPLIERS**

Angle Developments (East) Ltd will seek to use local external suppliers where the appropriate quality of service can be competitively sourced. For larger construction works contracts exceeding the EC threshold of £4.3 million, initially at least, OJEU procurement principles will apply.

## **12 PROPERTY AND ASSETS**

Angle Developments (East) Ltd will initially operate from shared offices with the CPCA at The Incubator 2, First Floor, Alconbury Weald Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4WX. In order to be flexible, office accommodation arrangements will be reviewed frequently in the first 2 years.

## **13 INFORMATION SHARING**

An information sharing protocol will be developed during implementation.

## **14 DATA PROTECTION**

Angle Developments (East) Ltd will comply with the relevant legislation and guidance concerning Data Protection, including adopting suitable policies and procedures to ensure data is adequately safeguarded.

## **15 FREEDOM OF INFORMATION**



As a company wholly owned by CPCA, Angle Developments (East) Ltd will be subject to requests for the disclosure of information under the Freedom of Information Act 2000 (FOI) in its own right. As such, the company will maintain a record management system that complies with the relevant guidance concerning the maintenance and management of records.

Angle Developments (East) Ltd will liaise with CPCA as appropriate to ensure consistency in answering FOI requests and provide such information to CPCA as it may require, to answer requests it has received.

## **16 MARKETING STRATEGY**

In line with our Vision and Values, Angle Developments (East) Ltd will develop its Brand, (incl Logo) and Marketing Strategy with a view to clearly articulating its Proposition to potential partners and customers.

## **17 BUSINESS DEVELOPMENT**

Angle Developments (East) Ltd will build key market and customer relationships from a network of potential contacts and partners, including agents, developers, landowners, professional advisors, contractors and others including CPCA staff, public sector partners and Local Authorities. The future of the Company will depend on its ability to connect with this divergent set of organisations and clients around common or aligned objectives; to enable and build good quality, well-designed new housing developments that are both commercially successful (in so far that losses are not incurred) and right for their place.

## **18 SWOT AND RISK ANALYSIS**

### **18.1 Strengths**

- Opportunity for Angle Developments (East) Ltd to enhance the CPCA brand and develop the business over time as a trustworthy, capable and well-funded developer and partner
- The company might be able to access opportunities from constituent Council portfolios or one public estate land and property with potential to create a strong pipeline of future development projects that would underpin and potentially significantly accelerate the future business pipeline.
- Angle Developments (East) Ltd is not driven by creating commercial rates of return or profit, but by a need to see more affordable and market housing being delivered without making financial losses.

### **18.2 Weaknesses**

- Decisions will need to be taken quickly if the company is able to respond to market opportunities when they arise.
- Angle Developments (East) Ltd will be a new 'player' in the market, with no track record of successful delivery in its own right. This might make potential partners cautious about doing business with it and its initial operating costs might be high in relation to its immediate activities.
- With no existing supply chain, particularly for construction, initial construction costs might be higher than for established developers with long term relationship to call upon.

- There is the potential for perceived bias in the way that the Company operates, being wholly owned by the CPCA.
- There may be a perception (initially!) that being a wholly public sector owned entity that it may not be acting, operating and capable of behaving in a fully commercial manner.

### **18.3 Opportunities**

- Underlying long term high demand for new housing at all levels of the market and low level of current supply so investment risk is reduced.
- Producing design-led, good quality housing will give Angle Developments (East) Ltd an opportunity to position itself as a developer of choice for landowners.
- A flat or slightly depressed housing market offers an opportunity to pick up some sites that local and regional developers in a more positive market would normally be heavily competing for, reducing the risk of over-paying for land in the short term.

### **18.4 Threats**

- Property market can be subject to volatility in cost and especially sales values and volumes.
- As house prices strengthen, other local developers will up their game in terms of appetite to develop, design quality and presence in the local market.
- Housing and planning are key policy areas for all political parties and future changes to government policy and legislation have the potential to create adverse conditions for the company.

### **18.5 Commercial Risk**

The key risk is around CPCA's inexperience in delivering direct housing activity through a company. It is, however, a shift in approach taking place throughout UK Local Authorities. The appointment of key personnel with strong market experience will allow the risk to be managed, along with managing the size and scale of early projects and engaging in joint ventures with appropriate partners.

The level of risk exposure should be managed carefully in the formative years of the company, with risk limited to specific projects for which there is a clear and understood risk profile.

## **Appendix A: Angle Developments Budget**



<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 3.1</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>

## **£70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE**

### **1.0 PURPOSE**

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' most recently published for Cambridge City Council Housing Scrutiny Committee. Please note the committee did not meet so the report is yet to be approved.
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme and the next is proposed to be in March 2020.

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

## **2.0 BACKGROUND**

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

## **3.0 CURRENT REPORTING POSITION & PROGRAMME PROGRESS**

- 3.1. 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.
- 3.2. Appendix A provides the latest report from Cambridge City and position on the programme.

## **4.0 FINANCIAL IMPLICATIONS**

- 4.1. We are advised by MHCLG that Cambridge City have received £17m of the £70m direct from MHCLG since the last meeting. There are no other financial implications other than those set out in the body of the report.

## **5.0 LEGAL IMPLICATIONS**

- 5.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks. CPCA and Cambridge City have agreed a statement of partnership working providing a structure for the CPCA to evaluate the programme.

## **6.0 APPENDICIES**

Appendix A – 17<sup>th</sup> March Cambs city Housing scrutiny report with appendix 1

<u>Source Documents</u>	<u>Location</u>
	<a href="https://www.cambridge.gov.uk/">https://www.cambridge.gov.uk/</a>

Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	
DCLG Approved Business Case	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA
Devolution Deal 2016	
Assurance Framework	
Monitoring and Evaluation Framework	<a href="http://cambridgeshirepeterborough-ca.gov.uk/">http://cambridgeshirepeterborough-ca.gov.uk/</a>



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 17/03/2020

**Report by:**

Claire Flowers, Head of Housing Development Agency

Tel: 01223 - 457928 Email: [claire.flowers@cambridge.gov.uk](mailto:claire.flowers@cambridge.gov.uk)

**Wards affected:**

All

### **Not a Key Decision**

#### **1. Executive Summary**

- 1.1 This report provides an update on the programme to deliver 500 Council homes with funding from the Combined Authority.
- 1.2 All 500 homes have now been identified and the HDA is focusing its efforts on delivering the schemes in the programme.
- 1.3 The Council now has 309 Council rented homes being built on site, and has achieved its target of getting 65% of the 500 new homes onto site by the end of financial year 2019/20.
- 1.4 27 homes of the City Council programme have now been completed across four sites, including the first thirteen handovers of the Anstey Way scheme which were taken by the end of February.

## **2. Recommendations**

The Executive Councillor is recommended to:

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

## **3. Background**

- 3.1 In January 2019, the Housing Scrutiny Committee was provided with a report showing progress against the Combined Authority target of 500 Council rented homes.
- 3.2 The report confirmed that the 500 home target is now forecast to be exceeded with a total programme outturn of 546 homes net gain.
- 3.3 The Housing Development team continue to progress this programme, with all sites now having been submitted for planning.

## **4. Combined Authority**

- 4.1 The Council's housing programme is part funded by a £70million grant from the Cambridgeshire & Peterborough Combined Authority.
- 4.2 Quarterly grant claims are made to the Combined Authority in arrears. Cambridge City Council drew down £9,885,050 in the first two quarters of 2019/20 and is forecasting a further £9,608,224 of grant drawdown by end March 2020.



- 4.3 To date Cambridge City Council has drawn down £37,572,679 with the remaining £32,427,321 due to be drawn down by financial year end 2021/22.
- 4.4 Provision of a quarterly report from Cambridge City Council against the £70m programme is one condition of the original grant from the Combined Authority. The most recent report to the Combined Authority was made on the 13<sup>th</sup> January 2019 and replicated the information provided to the City Council's Housing Scrutiny Committee on the 26<sup>th</sup> September 2019.

## **5. Delivery Programme**

- 5.1 The delivery programme provided in January 2020 confirmed that the devolution programme now consists of 546 (net gain) Council homes to be delivered on named sites. The committee noted some key milestones in the delivery of this programme which remains on track.
- 5.2 Appendix 1 shows the current programme, which now shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.

## **6. 2019 performance against forecasts**

- 6.1 Table 1 shows the overall performance of the Housing programme in March 2020 against what it was predicted to achieve in year in the March 2019 Housing Scrutiny Committee Report.

Table 1: performance against forecasts  
(All figures below reflect the net gain in Council Homes, i.e. the 500 programme)

Milestones	Actuals Achieved - March 2019	2019 forecast to achieve by March 2020	Actuals achieved, March 2020
Homes approved by HSC	487	536	546
Homes submitted for planning	339	536	546
Homes with planning permission	164	536	374
Homes started on site (net gain)	134	445	323
Homes completed	2	16	27

- 6.2 The Housing Development team has increased the overall number of homes being delivered by the programme in the last year. It has met targets on committee approvals and planning submissions.
- 6.3 Due to the need to resolve planning, design and technical issues, Meadows & Buchan and Campkin Road were submitted later than planned. Consequently planning permission has not been secured yet on these schemes and Start on Site on both has been forecast out of financial year 2019/20.
- 6.4 The Housing Development team has otherwise met its targets for 2019/20 having Started on Site on fourteen of twenty sites in the programme.

## 7. Profile of Start on Sites

- 7.1 The start on site profile for the 500 devolution programme is shown in table 2. This is based on all the named schemes being delivered.

- 7.2 189 homes have started on site since the beginning of financial year 2019/20 In total therefore the number of starts achieved in total at the time of this report stands at 323, or 65% of the total programme.
- 7.3 The Kendal Way scheme has had its start on site pushed back to August 2020 to allow additional time to resolve ongoing issues with the site boundary.
- 7.4 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

Table 2: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (actual)	2019/20 (actual)	2020/21 (forecast)	2021/22 (forecast)
Number of starts	2	132	189	223	0
Cumulative total	2	134	323	546	546

## 8. Scheme details

### 8.1 Schemes Completed Total 14 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.
- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. All ten units are now tenanted.
- **Ditchburn Place Community Rooms:** Two additional Council homes within the Ditchburn Place sheltered housing scheme were completed here in September 2019 and are now tenanted.

## 8.2 Schemes on Site: Net gain 309 homes.

- **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. Works are progressing on site with first completions expected to be in Quarter 2 2020.



Mill Road aerial view, January 2020

- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. 12 homes here are specifically for the over 55s. The build is on programme with internal finishes now being completed. 13 of the new homes were handed over at the end of February 2020, with the remaining 43 due to hand over by the end of April.



Anstey Way, January 2020

- **CIP small sites package:** this group of five garage and infill sites have started on site. Demolition work has now commenced on all five sites with the build programme due to complete by August 2020. In total the package will provide 15 homes, all for Council rent;
  - **Queens Meadow:** This scheme will deliver two homes.
  - **Markham Close:** this scheme will deliver five homes.
  - **Gunhild Way:** this scheme will deliver two homes.
  - **Colville Road Garages:** this scheme will deliver three homes.
  - **Wulfstan Way:** this scheme will deliver three homes.
- **Cromwell Road:** This scheme will provide 295 homes on the former Ridgeons site on Cromwell Road. 118 of these will be new Council rented homes, with the other properties being sold on the open market. New public open space and an early years facility/community centre will be provided. Construction commenced in December 2019 and is due to run until September 2022.



- **Ventress Close:** This estate regeneration scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Construction commenced on site in October 2019 and is forecast to complete in Spring 2021.
- **Akeman Street:** This estate regeneration scheme will replace two existing Council homes commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12 council homes. Construction commenced in October 2019 and is forecast to complete in November 2020. The existing community centre has been relocated to a temporary replacement facility on the same street.



Ventress Close, January 2020

- **Kingsway Medical Centre:** this scheme is being delivered by the City Council's Housing Maintenance & Assets team. It will deliver four new Council rented homes through the conversion of a former surgery. Work on site has been paused due to issues raised by UK Power Network, and completion of the scheme is now due by the end of Summer 2020.

## 9. Update on other approved schemes:

### 9.1 Schemes target to Start on site in 2020/21 with planning permission

- **Colville Road phase 2:** this regeneration scheme, replacing 20 existing homes and delivering a gain of 49 Council rented homes, received planning permission in November 2019. Construction is forecast to start on site in Summer 2020. Residents are currently being helped to move into alternative accommodation by the Housing Development team. There is a risk to the start date arising from the need to complete the decanting of the existing flats.

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

- **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. The detailed scheme was submitted for planning approval in November 2019 and start on site is provisionally forecast for late summer 2020. Work has commenced to help residents move to alternative accommodation.
- **Tedder Way:** this scheme comprises two homes for Council rent. It is currently awaiting planning decision. Boundary issues are to be resolved with neighbouring properties and this represents a risk to the scheme.
- **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 was re-submitted in December 2020.
- **Meadows & Buchan:** this scheme, which comprises the regeneration of two community centres as well as The Meadows open space, was approved by HSC in January 2019 and is expected to deliver 106 Council rented homes. A detailed planning application, informed by two public consultations, was made in December 2019 and Start on Site is anticipated in Autumn 2020.

### 9.3 Other schemes

- **Kendal Way:** permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are currently reviewing the proposals as planning permission for the site has now lapsed. There is an ongoing risk to this scheme due to an outstanding boundary dispute which has heretofore delayed the development.

## 10. Delivering Accessible Housing

10.1 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).

10.2 There are currently 28 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.

10.3 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	6	3	3
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## 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"> <li>Fabric First</li> <li>MVHR</li> <li>Solar PV</li> <li>Battery Storage</li> </ul>
Mill Rd Phase 2	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> <li>Fabric First</li> <li>MVHR</li> <li>Solar PV</li> <li>Combined Heat and Power</li> </ul>
Colville Road	19% reduction in	35%-40%	<ul style="list-style-type: none"> <li>Fabric First</li> </ul>

Campkin Road (proposed)	carbon emissions	reduction in emissions	<ul style="list-style-type: none"> <li>• MVHR</li> <li>• Detailed assessments in progress</li> </ul>
Meadows & Buchan (proposed)			

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

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

## 11. Risks

<b>Risk</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Not achieving the 500 homes target</b>	Low- current programme has 546 homes identified and approved for development.	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. Strategy is to exceed target. All schemes have now secured a capital budget for delivery and updated in MTFS as required.
<b>Land Assembly issues delaying start on sites</b>	Medium - a number of the schemes in the programme require purchase	High- if vacant possession or access not achieved the scheme	Council has an officer in post to support move. Process also in place to use

	of land/property from 3 <sup>rd</sup> parties	cannot be developed.	statutory powers if required.
<b>Cost increases on approved projects</b>	Medium – design revisions requested as part of the planning process may increase the cost of individual housing schemes i.e. tighter air quality requirements will require more sophisticated infrastructure which will lead to higher cost.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2019 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR..
<b>Planning</b>	Medium - 4 schemes do not yet have planning permission	High- if planning is not achieved the schemes cannot be delivered.	Significant number of pre-apps with the planning and urban design team on 2 schemes recently submitted- Campkin and Meadows.
<b>Sales risk – exposing Council cash flow forecast</b>	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Mill road sales have launched regular reporting through CIP processes on sales. Strategy for Cromwell road in development.

<b>Decanting residents / leaseholders</b>	Low – decanting process has been agreed with City Homes and no evident delays have come up to date	High – regeneration schemes will not be progressed if residents are not decanted.	Colville Road has 3 residents remaining. This may delay start on site. Campkin Road is at an earlier stage with a number of residents still to move.
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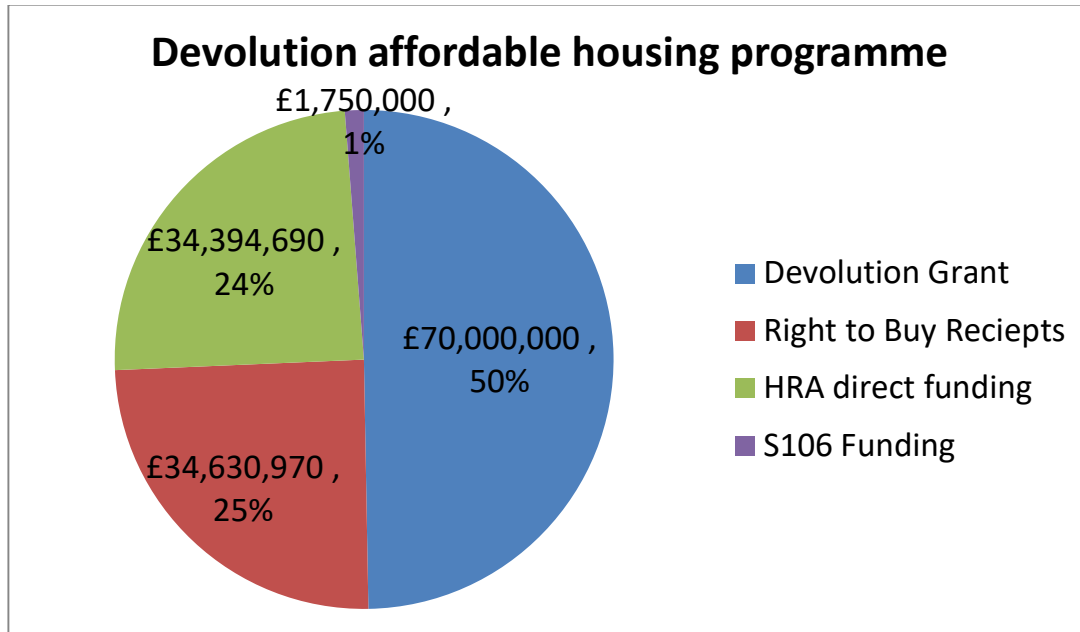
## 12. Implications

### (A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts will be the main source of funding for schemes in the Rolling Programme that progress into development. However, scheme funding will be confirmed should a scheme be brought to the Committee for scheme specific approval.

Currently the 500 programme has a total approved HRA budget of £140,775,660. This is broken down by source:

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



### **(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) 19/09/26 HSC report

**14. Appendices**

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance summary

**15. Inspection of papers**

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

HDA Delivery Programme	24/02/2020										
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
<b>BUILD COMPLETE</b>											
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
<b>Sub total</b>		<b>14</b>	<b>0</b>	<b>14</b>							
<b>ON SITE</b>											
Anstey Way	Trumpington	29	0	56	CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road	Petersfield	118	118	236	CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Sep-21
Colville Garages	Cherry Hinton	3	0	3	CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20
Queens Meadow	Cherry Hinton	2	0	2	CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	May-20
Markham Close	Kings Hedges	5	0	5	CIP	HSC	Jan-18	May-18	Oct-18	May-19	Aug-20
Gunhild Way	Queen Ediths	2	0	2	CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Aug-20
Wulfstan Way	Queen Ediths	3	0	3	CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Jul-20
Ventress Close	Queen Ediths	13	0	15	CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	Feb-21
Kingsway Medical Centre	Arbury	4	0	4	E & F	HSC	Sep-17	Sep-18	Apr-19	Nov-19	Aug-20
Cromwell Road	Romsey	118	177	295	CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Sep-22
Akeman Street	Arbury	12	0	14	CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	Nov-20
<b>Sub total</b>		<b>309</b>	<b>295</b>	<b>635</b>							
<b>PLANNING APPROVED</b>											
Kendal Way	East Chesterton	2	0	2	TBC	HSC	Mar-15	Aug-16	Feb-17	Nov-20	Nov-21
Colville Phase 2	Cherry Hinton	49	0	69	CIP	HSC	Jan-19	Jul-19	Dec-19	Jul-20	Jan-22
<b>Sub total</b>		<b>51</b>	<b>0</b>	<b>71</b>							
<b>SUBMITTED FOR PLANNING</b>											
Tedder Way	Arbury	2	0	2	TBC	HSC	Mar-15	Mar-17	Mar-20	Aug-20	Aug-21
Clerk Maxwell Road	Newnham	14	21	35	S106	HSC	Jan-19	Dec-19	Jun-20	Sep-20	Oct-21
Meadows and Buchan	Kings Hedges	106	0	106	CIP	HSC	Jan-19	Dec-19	Jun-20	Sep-20	Feb-22
Campkin Road	Kings Hedges	50	0	75	CIP	HSC	Jul-19	Nov-19	Mar-20	Oct-20	Aug-22
<b>Sub total</b>		<b>172</b>	<b>21</b>	<b>218</b>							
<b>GRAND TOTAL</b>		<b>546</b>	<b>316</b>	<b>938</b>							

Progress to 500 Starts on Site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>Starts by year</b>	<b>2</b>	<b>132</b>	<b>189</b>	<b>223</b>	<b>0</b>	<b>0</b>
<b>Cumulative total</b>	<b>2</b>	<b>134</b>	<b>323</b>	<b>546</b>	<b>546</b>	<b>546</b>

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>Completions by year</b>	<b>2</b>	<b>0</b>	<b>12</b>	<b>73</b>	<b>291</b>	<b>168</b>
<b>Cumulative total</b>	<b>2</b>	<b>2</b>	<b>14</b>	<b>87</b>	<b>378</b>	<b>546</b>







<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 3.2 (i)</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>  Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME: BRAMPTON PARK,  
BRAMPTON, HUNTINGDONSHIRE**

**PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £270,002 is sought for 6 shared ownership homes, at Brampton Park, Brampton, Huntingdonshire. A Business Case for this proposal is attached as exempt Appendix 1.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/004</b>	<b>Key Decision: Yes</b>
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £270,002 from the £100m Affordable Housing programme to enable delivery of 6 additional shared ownership homes at Brampton Park , Brampton, Hunts.</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## **2. BACKGROUND**

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

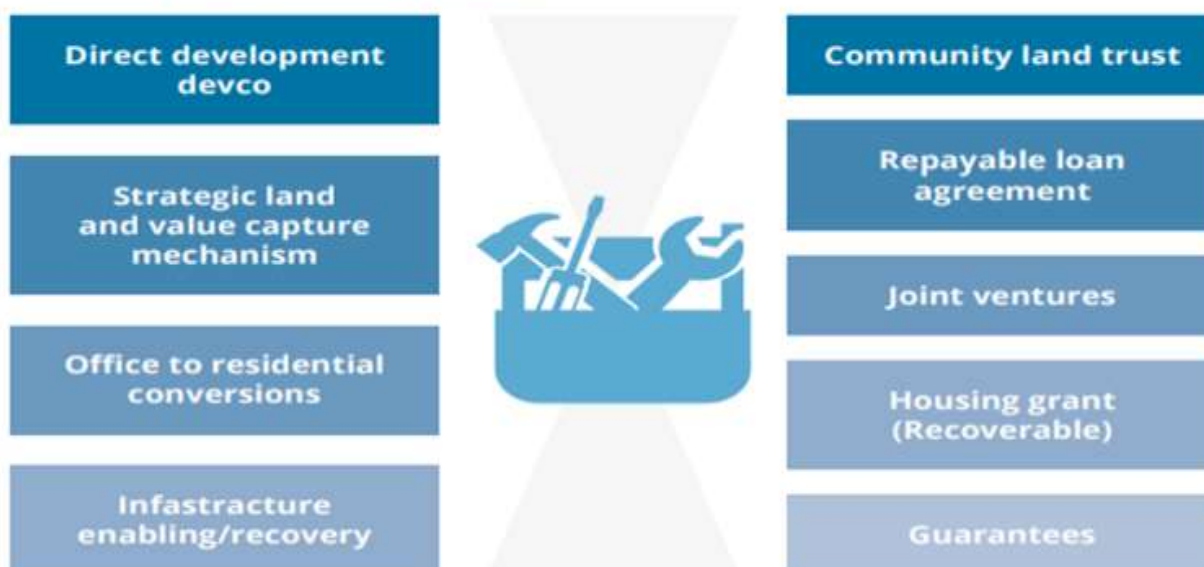
### **Combined Authority Housing Programme**

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are still on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### BRAMPTON PARK, BRAMPTON, HUNTS.

- 3.1. ReSI Housing has applied to the Combined Authority for £270,002 grant to deliver 6 shared ownership units as part of a development site hosting approximately 118 new homes. These are additional units to 39 shared ownership units already provided on the site.
- 3.2. The initial planning consent was approved on 9<sup>th</sup> September 2016.
- 3.3. The new site is part of a wider scheme called Brampton Park, Brampton, and 118 new homes are being delivered. The 6 additional shared ownership units are being presented to the Combined Authority as additionality by converting market homes into shared ownership.

Figure 1: -



- 3.4. The site is well situated within the region, with Peterborough to the north and Cambridge to the South East. It has good access to major roads, such as the A14, A1 and within a few miles to Huntingdon.
- 3.5. The six units are all shared ownership and of varying sizes ranging from 2 to 4 beds, in the southern point of the site. The details are provided below.

Dwelling type	M2	Tenure type	quantity
2 x 2 bed	80	Shared ownership	2
3 x 3 bed	85	Shared ownership	3
1 x 4 bed	122	Shared ownership	1
			6

## About ReSI Housing

- 3.6. ReSI Housing Limited, a wholly owned subsidiary of ReSI, it is a for-profit Registered Provider of social housing regulated by the Regulator of Social Housing, providing a unique proposition to housing developers (private developers, Housing Associations and Local Authorities), being a long term private sector social housing landlord who will keep assets within the social housing regulatory environment.
- 3.7. As a Registered Provider, ReSI Housing can acquire properties designated as affordable accommodation under s106 planning obligations (such as Shared Ownership and Submarket Rental properties) and those that are funded by government grant.
- 3.8. This organization has under 1,000 homes under management
- 3.9. The units will be handed over to Metropolitan Thamesway as the managing company that will manage any issues raised from the shared ownership properties and they currently have a working and contractual relationship with ReSI.
- 3.10. The Housing Enabling officer for Huntingdonshire DC was consulted and was happy and supported the homes coming through, as it helps increase the need of suitable accommodation in their borough. This would benefit meeting the housing need in the area and the people in Huntingdonshire.

## Additionality, Case for Combined Authority funding & Programme

- 3.11. The proposed scheme offers the following:
- Exchange and completion due for the end of May 2020.
  - The CPCA grant will enable an additional 6 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

## Proposed Conditions of Grant Approval

- 3.12. It is proposed that the grant of £270,002 will help with the delivery of 6 new affordable homes at Brampton Park to be approved subject to the following conditions: -

Post contract but pre draw-down of grant:

- i. Evidence of site ownership through exchange and completion.

## SIGNIFICANT IMPLICATIONS

### 4. FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £270,002 grant from the Affordable Housing Programme at an average grant rate of £45,000 per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at March 2020	25	1,176	24,096,506
Less: Sage Scheme no longer in prog	-1	-11	-330,000
Total before April 2020 Committee	24	1,165	23,766,506
<b>PROPOSED SCHEME FOR April 2020 Committee APPROVAL</b>			
Brampton Park, Hunts	1	6	270,002
Total Affordable Housing Grants if approved by Board	25	1,171	24,036,508

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £20.5k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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<b>TOTAL IF MARCH 2020 SCHEME IS APPROVED</b>	<b>31</b>	<b>1,224</b>	<b>75,203,508</b>
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## 5. LEGAL IMPLICATIONS

- 5.1. The Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Mar 2020	<a href="#">CA Board Mar 2020</a>







<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 3.2 (ii)</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>  Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS**

### **£100M AFFORDABLE HOUSING PROGRAMME APPROVALS: ST THOMAS PARK, RAMSEY, HUNTINGDONSHIRE**

#### **PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £ 476,997 is sought for 10 shared ownership homes at St Thomas Park, Ramsey, Huntingdonshire. A Business Case for this proposal is attached as exempt Appendix 1.

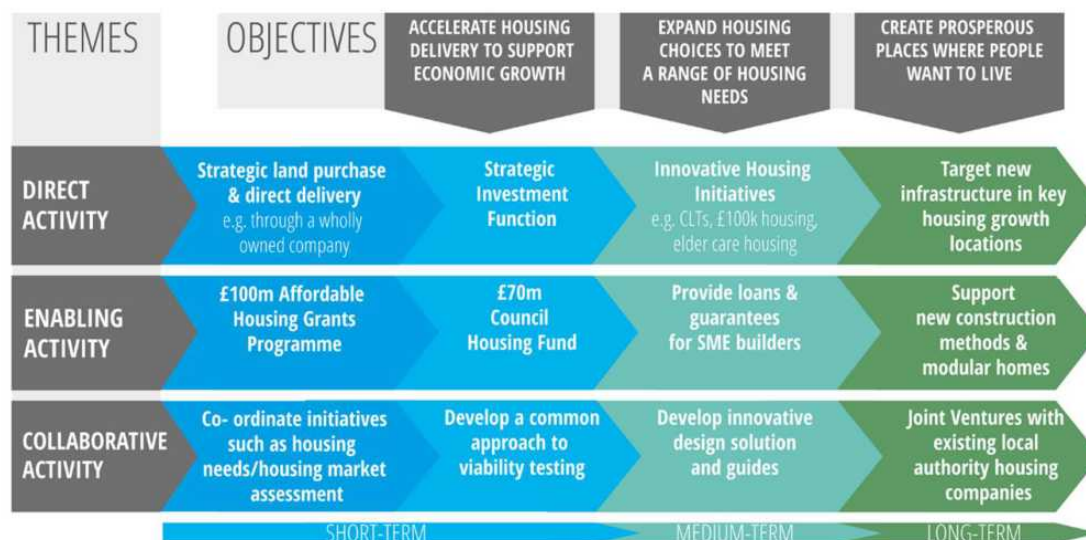
<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/004</b>	<b>Key Decision: Yes</b>
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £476,997 from the £100m Affordable Housing programme to enable delivery of 10 additional shared ownership homes at St Thomas Park, Ramsey, Hunts.</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## **2. BACKGROUND**

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

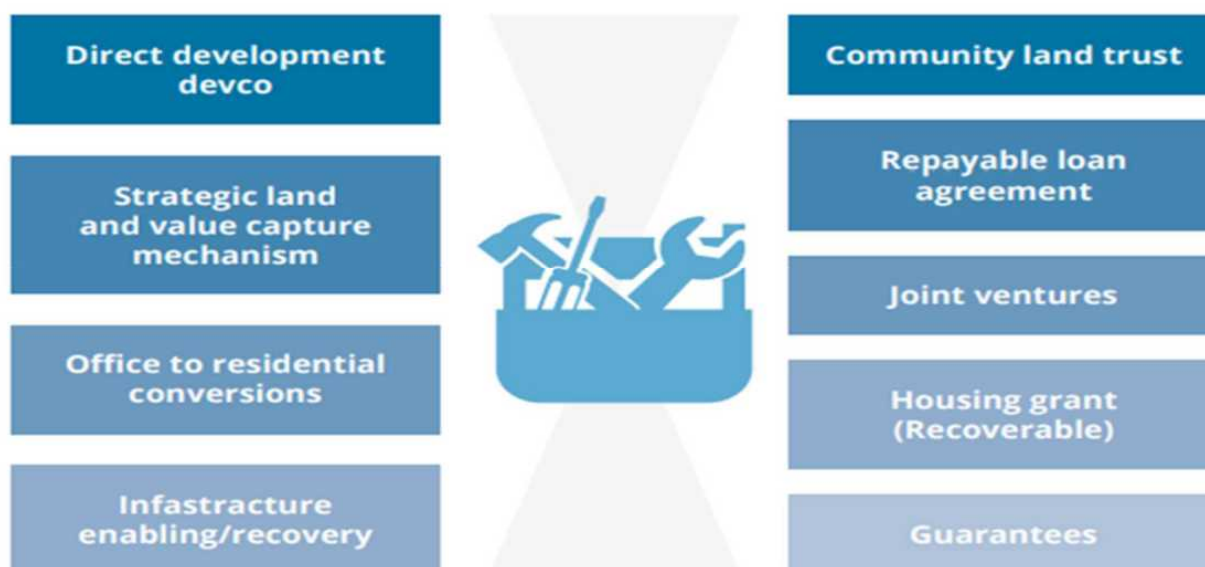
### **Combined Authority Housing Programme**

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



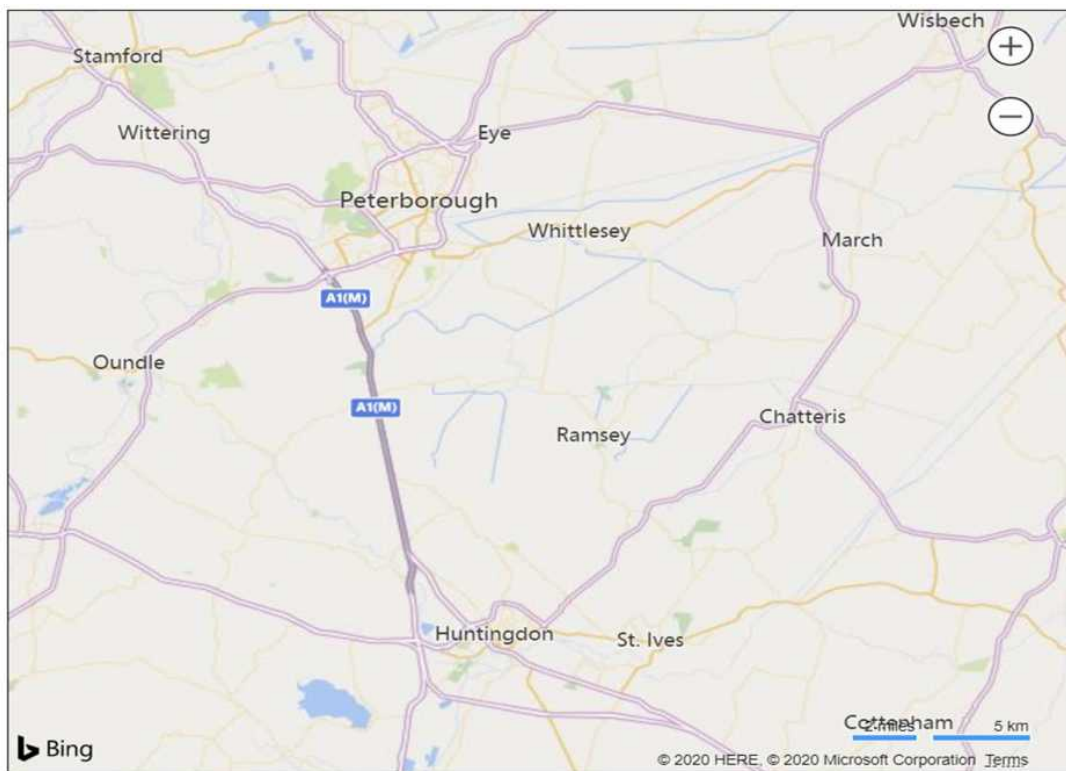
2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are still on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### ST THOMAS PARK, RAMSEY, HUNTINGDONSHIRE

- 3.1. Heylo Homes has applied to the Combined Authority for a £476,997 grant to deliver 10 shared ownership as part of a development site. The site is in the town of Ramsey, Huntingdonshire, in between the built-up areas of Huntingdon and Peterborough.
- 3.2. This proposal is to enable 10 properties built for open market sale to be sold through shared ownership. The properties will be built by Linden Homes to their standard market specification and sold alongside their market properties. Purchasers currently unable to purchase the property on the open market will have the opportunity to purchase through shared ownership.
- 3.3. Heylo Housing will acquire the property after purchasers have been identified at the stage of onward sales completion. The property will be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser.
- 3.4. Linden Homes has secured full planning consent for these sites and they are currently under development. The properties are not subject to any existing S106 or affordable housing requirements.

**Figure 1: - Ramsey, Huntingdonshire**



- 3.5. The business case shows anticipated build completion dates which start in March 2020 through to June 2020 with several properties already build complete.
- 3.6. The dates for those units not yet complete will have slippage due to the nation being in lockdown due to COVID-19 and therefore anticipated dates may include a further slippage of 3-6 months, as construction companies have halted most build work.

Dwelling type	M2	Tenure type	quantity
2 x 3b/5p	82	Shared ownership	2
8 x 4b/8p	107-114	Shared ownership	8
			10

### About Heylo Homes

- 3.7. Heylo Homes was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1000 in the pipeline.
- 3.8. Heylo is specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form lease and is fully compliant both with Homes England and National Planning Policy Framework definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders
- 3.9. This proposal is for Heylo to work with this house builder Linden Homes to enable increase the supply of affordable home ownership through shared ownership on this site currently under development. Delivery will be in addition to affordable housing planning requirements.
- 3.10. The Housing Enabling officer for Huntingdonshire DC was happy and supported the homes coming through, he was also happy with the mix of housing on the scheme, as it helps increase the supply of suitable accommodation in their district. This would help to meet the the need for affordable housing in the area and the people in Huntingdonshire.

### Additionality, Case for Combined Authority funding & Programme

- 3.11. The proposed scheme offers the following;

- Heylo has agreed Heads of Terms with Linden to acquire these 10 properties making up this proposal

- Heylo internal approval anticipated by during April 2020
- Contractual agreement with Linden Homes anticipated June 2020
- The CPCA grant will enable an additional 10 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

### **Proposed Conditions of Grant Approval**

3.12. It is proposed that the grant of £476,997 will help with the delivery of 10 new affordable homes at St Thomas Park to be approved subject to the following conditions;

#### Pre-contract:

Confirmation of Heads of Term and agreed site ownership.

#### Post contract but pre draw-down of grant:

- evidence of site ownership.

## **SIGNIFICANT IMPLICATIONS**

### **4. FINANCIAL IMPLICATIONS**

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

4.2. Supporting this application will approve £476,997 of grant from the Affordable Housing Programme at an average grant rate of £47.k per unit for each unit of affordable housing.

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

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at March 2020	25	1,176	24,096,506
Less: Sage Scheme no longer available	-1	-11	-330,000
Total before April 2020 Committee	24	1,165	23,766,506

<b>PROPOSED SCHEME FOR April 2020 Committee APPROVAL</b>			
Brampton Park, Hunts	1	6	270,002
St Thomas Park, Ramsey	1	10	476,997
Total Affordable Housing Grants if approved by Board	26	1,181	24,513,505

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £20.8k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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<b>TOTAL IF MARCH 2020 SCHEME IS APPROVED</b>	<b>31</b>	<b>1,234</b>	<b>75,680,505</b>
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## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Jan 2020	<a href="#">CA Board Mar 2020</a>







<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.2 (iii)</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>  Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME: WHITTLESEY GREEN, WHITTLESEY (FDC), SANDPIT ROAD, THORNEY (PCC), HARRIERS REST, WITTERING (PCC) & CROMWELL FIELDS, BURY (HDC).**

## **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 a request for grant approval for additional affordable units that are spread over 4 different sites in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing Programme of £1,379,072 is sought for 32 shared ownership homes over 4 different sites, with one site in Fenland, two sites in Peterborough and one site in Huntingdonshire. A Business Case for this proposal is attached as exempt Appendix 1.

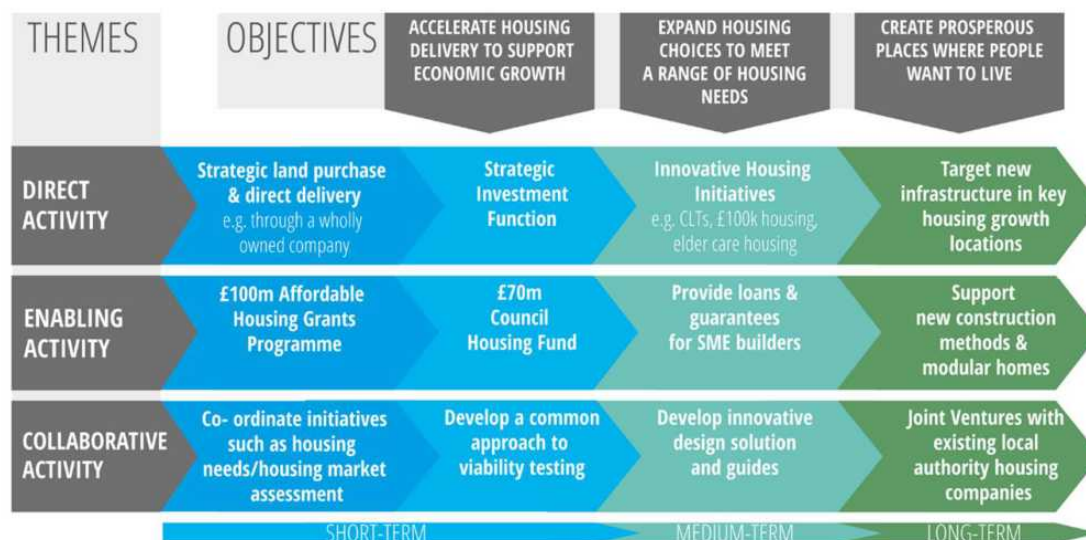
<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/004</b>	<b>Key Decision: Yes</b>
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,379,072 from the £100m Affordable Housing programme to enable delivery of 32 additional shared ownership homes at 4 sites across the Combined Authority area,.</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## **2. BACKGROUND**

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

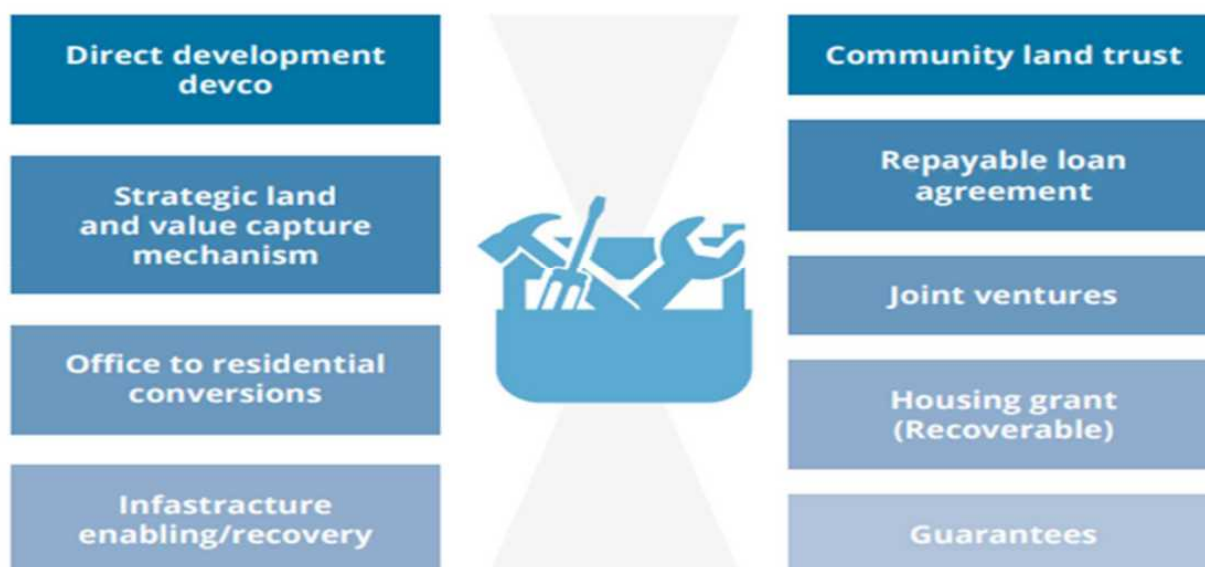
### **Combined Authority Housing Programme**

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are still on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### **WHITTLESEY GREEN, WHITTLESEY, (FENLAND), SANDPIT ROAD, THORNEY (PETERBOROUGH) & HARRIERS REST, WITTERING (PETERBOROUGH) AND CROMWELL FIELDS, BURY (HUNTINGDONSHIRE)**

- 3.1. Heylo Homes has applied to the Combined Authority for £1,379,072 grant to deliver 32 shared ownership homes as part of 4 different development sites.
- 3.2. This proposal is to enable 32 properties built for open market sale to be converted by tenure and sold through as shared ownership. The properties on all four sites will be built by Larkfleet Homes to their standard market specification and sold alongside their market properties through their Allison Homes and Larkfleet Homes brands.
- 3.3. Purchasers currently unable to purchase the property on the open market will have the opportunity to purchase through shared ownership. Heylo Housing will acquire the property after purchasers have been identified at the stage of onward sales completion. The property will be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser.
- 3.4. Heylo has agreed Heads of Terms with Larkfleet Homes to acquire the 32 properties making up this proposal. Both parties will enter into a Sale and Purchase Agreement following grant approval by the Combined Authority.
- 3.5. Larkfleet Homes has secured full planning consent for these sites and they are currently under development. The properties are not subject to any existing S106 or affordable housing requirements.

**Figure 1: Whittlesey Green, (FDC)**



**Figure 2: - Sandpit Road, Thorney (PCC)**



**Figure 3: - Harriers Rest, Wittering (PCC)**



**Figure 4: - Cromwell Fields, Bury, (HDC)**



3.6. Above are the 4 sites whereby the units are being acquired from. 11 will be acquired from Whittlesey Green, 8 from Sandpit Road, 7 from Harriers Rest and 6 from Cromwell Road, Hunts.

3.7. Anticipated build completion dates which start in March 2020 through to April 2021. However they will have slippage due to Covid 19 as the construction companies have halted most building work at this time.

3.8. The tenure is all shared ownership with different sizes, ranging from 1 - 4 beds.

	Dwelling type	M2	Tenure type	quantity
Whittlesey Green	6 x 3b/5p	74	Shared ownership	6
	5 x 3b/4p	86	Shared ownership	5
Sandpit Road	4 x 3b/6p	87	Shared ownership	4
	3 x 3b/4p	74	Shared ownership	3
	1 x 2b/3p	61	Shared ownership	1
Harriers Rest	5 x 3b/5p	83-85	Shared ownership	5
	2 x 3b/6p	90	Shared ownership	2
Cromwell Fields, Bury	3 x 4b/8p	118	Shared ownership	3
	1 x 3b/4p	74	Shared ownership	1
	2 x 1b/2p	52	Shared ownership	2
				32



## **About Heylo Homes**

- 3.9. Heylo Homes was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1,000 in the pipeline.
- 3.10. Heylo is specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form lease and is fully compliant both with Homes England and NPPF definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders
- 3.11. This proposal is for Heylo to work with this house builder Larkfleet Homes to enable increase the supply of affordable home ownership through shared ownership on these sites currently under development. Delivery will be in addition to affordable housing planning requirements.
- 3.12. Heylo have presented these 32 units across the four sites into one grant request. These 32 units will enhance the number of units across the region. Heylo packaged the sites into one grant request to show all these units are within the region.
- 3.13. The Housing Enabling officer for Huntingdonshire DC was happy and supported the homes coming through, he was also happy with the mix of housing on the scheme, as it helps increase the need of suitable accommodation in their borough. This would benefit the need for the area and for the people in Huntingdonshire.
- 3.14. The Housing Enabling Officers for Peterborough City Council & Fenlands District Council was happy and supportive for the units coming to Peterborough and Fenlands. She supported the grant bid to enable Heylo to purchase units and these units will provide additionality over and above s.106 requirements and will help to assist eligible households into affordable homeownership

## **Additionality, Case for Combined Authority funding & Programme**

3.15. The proposed scheme offers the following:

- Heylo has agreed Heads of Terms with Larkfleet to acquire these 32 properties making up this proposal
- Heylo internal approval anticipated by during April 2020

- Contractual agreement with Larkfleet Homes anticipated June 2020
- The CPCA grant will enable an additional 32 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

### Proposed Conditions of Grant Approval

3.16. It is proposed that the grant of £1,379,072 will help with the delivery of 32 new affordable homes at the 4 different sites within the CPCA region to be approved subject to the following conditions: -

#### Pre-contract:

Confirmation of Heads of Term and agreed site ownership.

#### Post contract but pre draw-down of grant:

- evidence of site ownership.

## SIGNIFICANT IMPLICATIONS

### 4. FINANCIAL IMPLICATIONS

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

4.2. Supporting this application will approve £1,379,072 grant from the Affordable Housing Programme at an average grant rate of £43,100 per unit for each unit of affordable housing.

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

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at March 2020	25	1,176	24,096,506
Less: Sage Scheme no longer available	-1	-11	-330,000
Total before April 2020 Committee	24	1,165	23,766,506
<b>PROPOSED SCHEME FOR April 2020 Committee APPROVAL</b>			



Brampton Park, Hunts	1	6	270,002
St Thomas Park, Ramsey	1	10	476,997
Heylo sites – Larkfleet	1	32	1,379,072
Total Affordable Housing Grants if approved by Board	27	1,213	25,892,577

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £21.3k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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<b>TOTAL IF MARCH 2020 SCHEME IS APPROVED</b>	<b>32</b>	<b>1,266</b>	<b>77,059,577</b>
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## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Mar 2020	<a href="#">CA Board Mar 2020</a>





<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 3.2 (iv)</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>  Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£100M AFFORDABLE HOUSING PROGRAMME: ROMAN FIELDS, PASTON, MANOR DRIVE, PETERBOROUGH**

### **PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £1,000,500 is sought for 23 shared ownership homes, at Roman Fields, Paston, Peterborough. A Business Case for this proposal is attached as exempt Appendix 1.

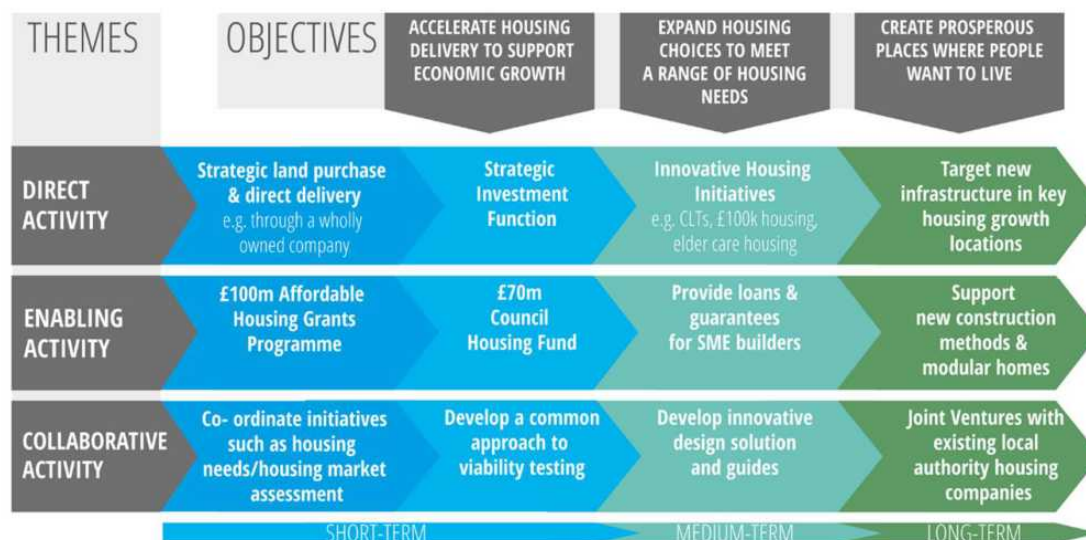
<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/004</b>	<b>Key Decision: Yes</b>
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,000,500 from the £100m Affordable Housing programme to enable delivery of 23 additional shared ownership homes at Roman Fields, Paston, Peterborough.</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## **2. BACKGROUND**

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

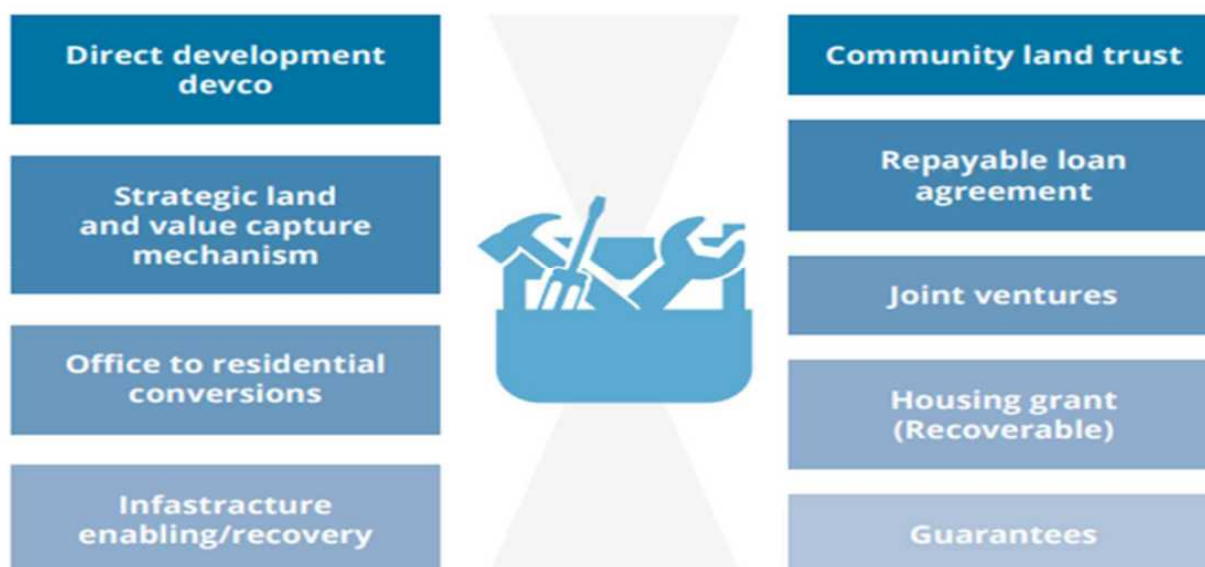
### **Combined Authority Housing Programme**

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are still on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### ROMAN FIELDS, PASTON, PETERBOROUGH.

- 3.1. Keepmoat Homes has applied to the Combined Authority for £1,000,500 grant to deliver 23 shared ownership homes as part of a development sites hosting 457 units in total.
- 3.2. This proposal is to enable 23 properties built for open market sale to be sold through shared ownership.
- 3.3. Keepmoat is applying for the affordable homes grant and will construct and market the shared ownership homes under the Heylo Home Reach Shared Ownership scheme. The homes will transfer to Heylo Housing association and the grant obligations will transfer from Keepmoat to Heylo through a Deed of Adherence between CPCA and Heylo. This mirrors the form of contract that Keepmoat have with Homes England.
- 3.4. Detailed Planning Approval was granted on 11<sup>th</sup> August 2017 Planning Application and the Reference is: 16/01197/REM. The development started on site in September 2017.
- 3.5. The site is broken down into 3 phases, the last completing Q4 21/22 though there is likely to be a delay due to Covid –19 impact upon the construction market.
- 3.6. All of the homes are converted from Open Market Sale units and would be unviable without the allocated grant.
- 3.7. The shared ownership tenure will help diversify the home ownership offer on the site and accelerate the delivery of new homes in the Peterborough area, through the delivery of a complementary tenure to the open market sale homes on the scheme.

**Figure 1: Paston, Peterborough (PCC)**



3.8. The tenure is all shared ownership with differing sizes.

Dwelling type	M2	Tenure type	quantity
6 x 2b/3p	57-63	Shared ownership	6
11 x 3b/4p	79-87	Shared ownership	11
6 x 4b/5p	95.5-108	Shared ownership	6
			23

### About Keepmoat

3.9. Keepmoat Homes are a Homes England Investment Partner and an Unregistered body. Their shared ownership and affordable homes programme (SOAHP) contract with Homes England is the Transfer Contract, whereby they bid for and secure SOAHP funding and on completion of the final units in the firm scheme, they transfer the SOAHP obligations onto the end-user Landlord (Heylo) through a Deed of Adherence between the funder and Heylo.

3.10. Heylo is one of current providers of affordable housing, known to our affordable housing programme.

3.11. To date they have secured over £4m in SOAHP funding from Homes England to deliver over 100 shared ownership and affordable rented units working with Heylo and Local Authority partners.

3.12. They are already on site, delivering the scheme. They have more than sufficient capacity, both administratively and financially, to deliver the balance of the scheme quickly, providing much-needed additional houses for the local community and other first-time buyers.

3.13. The Housing Enabling Officer for Peterborough City Council was happy to support the site and the units will help with the need in the area. The officer supports the grant bid to enable Heylo to purchase units from Keepmoat to deliver as shared ownership tenure at Roman Fields, Paston, Peterborough. These units provide additionality over and above s.106 requirements and will help to assist eligible households into affordable homeownership.

### Additionality, Case for Combined Authority funding & Programme

3.14. The proposed scheme offers the following:

- Keepmoat have control of the land and are delivering the scheme through a leasehold interest. The Church Commissioners own the freehold interest and is obliged through the lease to transfer the freehold to the plot purchasers on completion of the sale.
- Contractual agreement with Keepmoat and Heylo anticipated on completion, as per arrangement with Homes England – through a Deed of Adherence.

- The proposed grant will enable an additional 23 affordable units to be provided, as part of the Combined Authority 2000 start on site homes target by March 2022, subject to Covid –19 construction impacts.

### **Proposed Conditions of Grant Approval**

3.15. It is proposed that the grant of £1,000,500 will help with the delivery of 23 new affordable homes at Roman Fields, Paston, Peterborough to be approved subject to the following conditions: -

Pre-contract:

Confirmation of agreed site ownership and start on site.

Post contract but pre draw-down of grant:

- i. evidence of Deed of Adherence with Heylo.

### **SIGNIFICANT IMPLICATIONS**

#### **4. FINANCIAL IMPLICATIONS**

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £1,000,500 grant from the Affordable Housing Programme at an average grant rate of £43,500 per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at March 2020	25	1,176	24,096,506
Less: Sage Scheme no longer available	-1	-11	-330,000
Total before April 2020 Committee	24	1,165	23,766,506



<b>PROPOSED SCHEME FOR April 2020 Committee APPROVAL</b>			
Brampton Park, Hunts	1	6	270,002
St Thomas Park, Ramsey	1	10	476,997
Heylo sites – Larkfleet	1	32	1,379,072
Roman Fields, Paston, Peterborough	1	23	1,000,500
Total Affordable Housing Grants if approved by Board	28	1,236	26,893,077

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £21.8k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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<b>TOTAL IF MARCH 2020 SCHEME IS APPROVED</b>	<b>33</b>	<b>1,289</b>	<b>78,060,077</b>
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## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Housing Strategy September 2018	<a href="#"><u>CA Board September 2018</u></a>
£100m Affordable Housing Programme Update Mar 2020	<a href="#"><u>CA Board Mar 2020</u></a>



<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.2 (v)</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>  Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME; JMS, (FORMER JOHN MANSFIELD SCHOOL SITE), DAMSON DRIVE, PETERBOROUGH, PE1**

**PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing Programme of £430,500 is sought for 10 shared ownership homes, at JMS, Damson Drive, Peterborough. A Business Case for this proposal is attached as exempt Appendix 1.

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

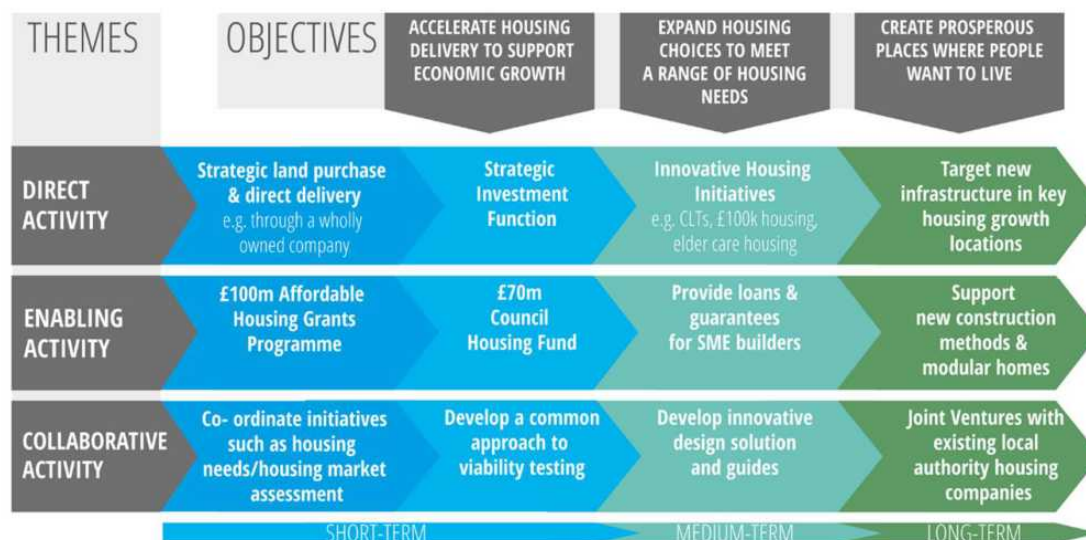
Forward Plan Ref: 2020/004      Key Decision: Yes	
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £430,500 from the £100m Affordable Housing programme to enable delivery of 10 additional shared ownership homes at JMS, Damson Drive, Peterborough.</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## 2. BACKGROUND

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

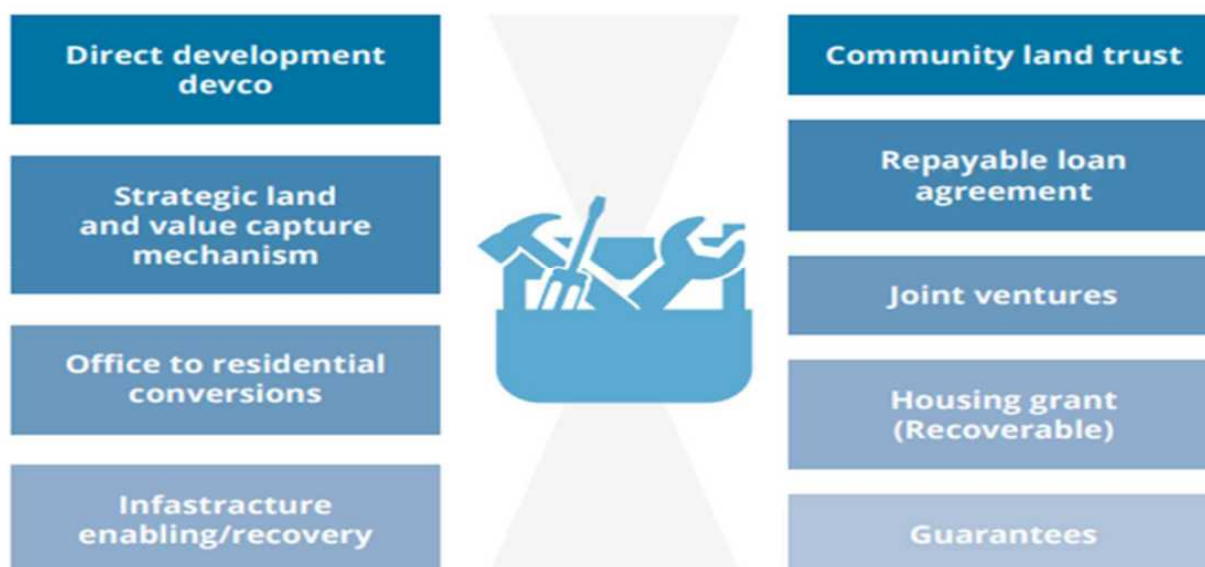
### Combined Authority Housing Programme

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are still on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### **JMS, DAMSON DRIVE, PETERBOROUGH. PE1**

- 3.1. Keepmoat Homes Limited are applying for the affordable homes grant and will construct and market the shared ownership homes under the Heylo Home Reach Shared Ownership scheme. The homes will transfer to Heylo Housing association and the grant obligations will transfer from Keepmoat to Heylo through a Deed of Adherence between CPCA and Heylo. This mirrors the form of contract that Keepmoat have with Homes England.
- 3.2. Detailed Planning Approval was granted on 3<sup>rd</sup> November 2017. The development started on site on 9<sup>th</sup> February 2018.
- 3.3. The site was due to complete from Q1 21/22, subject to Covid-19 delays.
- 3.4. All of the homes are converted from Open Market Sale units and would be unviable without the allocated grant.
- 3.5. The shared ownership tenure will help diversify the home ownership offer on the site and accelerate the delivery of new homes in the Peterborough area, through the delivery of a complementary tenure to the open market sale homes on the scheme

**Figure 1: JMS, Damson Drive, Peterborough (PCC)**



3.6. The site is well situated near major roads and access to the Midlands and the East.

3.7. The tenure is all shared ownership with differing sizes.

Dwelling type	M2	Tenure type	quantity
2 x 2b/3p	63.5	Shared ownership	2
7 x 3b/4p	79.10	Shared ownership	7
1 x 4b/5p	95.5	Shared ownership	1
			10

### About Keepmoat

3.8. Keepmoat Homes are a Homes England Investment Partner and an Unregistered body. Their shared ownership and affordable homes programme (SOAHP) contract with Homes England is the Transfer Contract, whereby they bid for and secure SOAHP funding and on completion of the final units in the firm scheme, they transfer the SOAHP obligations onto the end-user Landlord (Heylo) through a Deed of Adherence between the funder and Heylo.

3.9. Heylo is one of current providers of affordable housing, known to our affordable housing programme.

3.10. To date they have secured over £4m in SOAHP funding from Homes England to deliver over 100 shared ownership and affordable rented units working with Heylo and Local Authority partners.

3.11. Keepmoat Homes are already on site, delivering the scheme. They have more than sufficient capacity, both administratively and financially, to deliver the balance of the scheme quickly, providing much-needed additional houses for the local community and other first-time buyers.

3.12. The Housing Enabling Officer for Peterborough City Council was happy to support the site. These units provide additionality over and above s.106 requirements and will help to assist eligible households into affordable homeownership.

### Additionality, Case for Combined Authority funding & Programme

3.13. The proposed scheme offers the following:

- Contractual agreement with Keepmoat and Heylo anticipated on completion, as per arrangement with Homes England – through a Deed of Adherence.
- The CPCA grant will enable an additional 10 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

## Proposed Conditions of Grant Approval

3.14. It is proposed that the grant of £430,500 will help with the delivery of 10 new affordable homes at JMS, Damson Drive, Peterborough to be approved subject to the following conditions: -

### Pre-contract:

Confirmation of agreed site ownership and start on site.

### Post contract but pre draw-down of grant:

- i. evidence of Deed of Adherence with Heylo.

## SIGNIFICANT IMPLICATIONS

### 4. FINANCIAL IMPLICATIONS

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

4.2. Supporting this application will approve £430,500 grant from the Affordable Housing Programme at an average grant rate of £43.5k per unit for each unit of affordable housing.

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

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at March 2020	25	1,176	24,096,506
Less: Sage Scheme no longer available	-1	-11	-330,000
Total before April 2020 Committee	24	1,165	23,766,506
<b>PROPOSED SCHEME FOR April 2020 Committee APPROVAL</b>			
Brampton Park, Hunts	1	6	270,002



St Thomas Park, Ramsey	1	10	476,997
Heylo sites – Larkfleet	1	32	1,379,072
Roman Fields, Paston, Peterborough	1	23	1,000,500
JMS, Damson Drive, Peterborough	1	10	430,500
Total Affordable Housing Grants if approved by Board	29	1,246	27,323,577

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £21.9k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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<b>TOTAL IF MARCH 2020 SCHEME IS APPROVED</b>	<b>34</b>	<b>1,299</b>	<b>78,490,577</b>
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## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Housing Strategy September 2018	<a href="#"><u>CA Board September 2018</u></a>
£100m Affordable Housing Programme Update Mar 2020	<a href="#"><u>CA Board Mar 2020</u></a>



<b>HOUSING &amp; COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 3.3</b>
<b>27 APRIL 2020</b>	<b>PUBLIC REPORT</b>

## **£100M AFFORDABLE HOUSING PROGRAMME UPDATE**

### **1.0 PURPOSE**

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

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

## **2.0 PROGRAMME BACKGROUND**

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The Affordable Housing Programme currently has 29 schemes with allocated funding, of which 18 are in contract.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to Committee or Board when ready. This includes opportunities for CA investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.
- 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 year 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.

## **3.0 FINANCIAL PERFORMANCE**

- 3.1. Grant investment approved for Affordable Housing schemes to date is £23.8 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 £63.8 million (£40m revolving plus £23.8m grant) has been allocated to schemes to date. A list of the 29 schemes with Combined Authority Board or Committee approval is attached as Appendix 1.
- 3.2. £47 million has been contractually committed, comprising £6.86 million in grants and the full revolving £40 million in loan funding. £11.1 million is in the process of being contracted.
- 3.3. £4.027 million in grant and £33.77 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. As simple a process as possible has been

set up for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.

#### **4.0 PROGRAMME DELIVERY**

- 4.1. The Affordable Housing Programme currently has 29 schemes with allocated funding, of which 18 are in contract. The geographic distribution of the 29 schemes is shown on a map in Appendix 2 and differentiates between the grant schemes and £40 revolving fund loan schemes (see the appendix legend). 483 housing units have started on site to date and 89 homes completed. In total 1,218 units have been approved by Committee or the Combined Authority 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.
- 4.2. The graphs in Appendix 3 show the progress of the programme over time
- 4.3. Scheme approvals since the last presentation to the Housing & Community Committee;
  - (a) Histon Road, Cambridge – Laragh Homes will deliver a scheme of 27 new homes, including 10 affordable houses. Loan from Combined Authority approved for £9,647,000
  - (b) Alconbury Weald, Parcel 4, Hunts – Crosskeys Homes will deliver 9 new homes. Grant from Combined Authority approved for £315,000
- 4.4. Scheme Withdrawals since last presentation:
  - (a) Trumpington Meadows, Cambridge – Sage scheme 11 homes. Loan from Combined Authority was approved for £330,000. A SDLT issue has created an additional cost of £170,000 so it has been agreed that Sage will secure grant from Homes England, through which the SDLT cost encountered in this case will not arise.

#### **Starts on Site**

- 4.5. There have been 483 Starts on Site to date.
- 4.6. We anticipate more starts on site as soon as the constraint on the construction market from the social distancing measures under Covid-19 is relaxed.

#### **Completions**

- 4.7. The programme has so far delivered 89 completed units. Seven schemes have completed in some form, with another 2 schemes due to complete in the next few months, Covid-19 construction delays permitting.

#### **Forward Programme and Pipeline Development**

- 4.8. There are appx 3,300 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 70% of those units not actually getting to the point of coming into the Combined Authority programme, around a further 1000 units could be delivered from this pipeline using devolution funds.
- 4.9. If the Covid -19 lockdown is released for the construction industry within the next few weeks, 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 into financial year 2020/21 as soon as contractors Covid-19 restrictions are relaxed. If the Covid-19 lockdown extends beyond a few weeks, the impact of such delays will need to be further assessed.
- 4.10. In addition to identified schemes, there may be opportunities for Combined Authority investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example potential affordable units at Wyton Airfield and the CLT scheme at Kennett in East Cambridgeshire.
- 4.11. 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 using the Combined Authority's development company Angle Developments (East) Ltd might be considered appropriate if the market might be considered as failing to deliver. If Covid-19 impacts become more significant, this type of intervention may become more likely.

### **Communicating the Opportunity**

- 4.12. 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 information is available from the dedicated £100k homes website at [www.100khomes.co.uk](http://www.100khomes.co.uk).
- 4.13. 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.
- 4.14. 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**

- 4.15. Covid-19 disruption currently represents the greatest risk. Short term construction programme impacts are being felt. Wider economic and any structural issues for the housing market are yet to be confirmed and will be identified as the general economy and housing industry eventually return to work from social distancing measures. 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. New starts on site and completions will be delayed, we will continue to monitor and advise.
- 4.16. Covid-19 impact on the wider housing market in terms of longevity and depth is uncertain. To a large degree this will depend on the depth and duration of wider economic impacts, employment prospects, availability of mortgage products etc. We will continue to monitor and advise.
- 4.17. The CPCA programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and providers are keen to take up and deliver on their full obligations within that programme, as their performance will impact on future funding allocations.
- 4.18. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

## **5.0 FINANCIAL IMPLICATIONS**

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

## **6.0 LEGAL IMPLICATIONS**

- 6.1. The Combined Authority is required to ensure that the funds are spent in line with its Assurance Framework and Monitoring and Evaluation Framework.
- 6.2. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to housing providers in order to deliver the terms of the Devolution Deal signed with Government.

## 7.0 APPENDICES

7.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes February 2020

7.2. Appendix 2 – Distribution of £100m Housing programme schemes

7.3. Appendix 3 – £100m programme bar charts

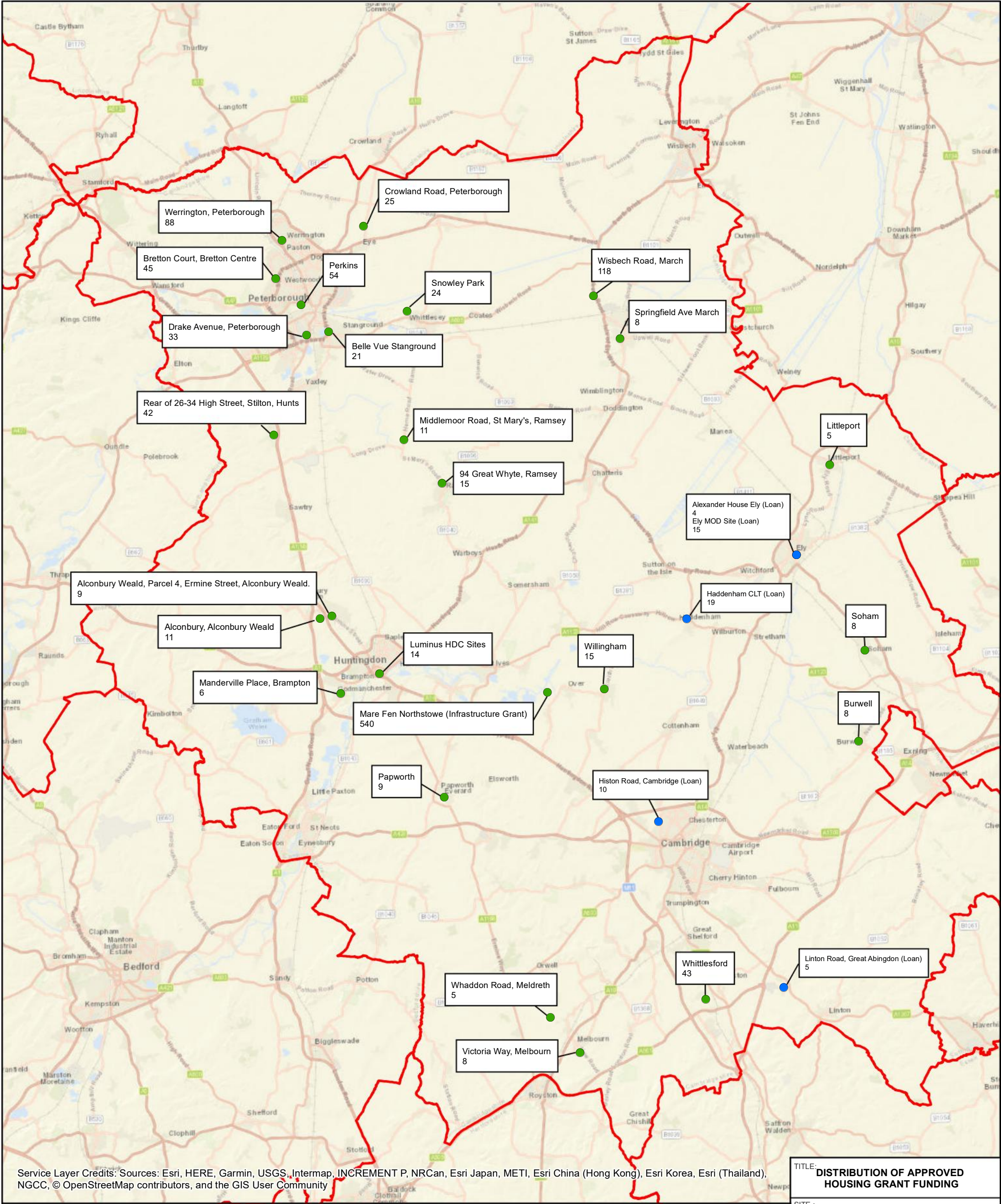
<b><u>Source Documents</u></b>	<b><u>Location</u></b>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment) Regulations 2019	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA <a href="http://cambridgeshirepeterborough-ca.gov.uk/">http://cambridgeshirepeterborough-ca.gov.uk/</a>



Affordable Housing Grants														
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:
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
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
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
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
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 Dec 2019 - Awaiting PC claim. PC received completion 25th Oct 2019. Payment in progress 27/1/2020
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020		£ 1,700,000	£ 1,190,000	C	1st units completing Jan 2020, completion of final units Jun 2020.
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	First 12 units completed, second 12 units completed 9/12/19, PC received. Awaiting photos. Payment in progress. 27/1/2020
Papworth	Flagship	South Cambs	61	9	26/07/2017	01/04/2019		31/12/2020	31/03/2021		£ 114,000	£ -		Flagship SOS in April 2019. As grant is to subsidise s106 units for tenure conversion, CA has rejected the grant request. Flagship may consider changing market units to S/O, for which grant would apply as additional.
Whittlesford	possibly L&G AH or FAAHA (was Clarion)	South Cambs	60	43	31/10/2018	31/03/2021		TBA	TBA		£ 1,634,000	£ -		Alternative provider is now seeking to progress site, awaiting outcome of their interest, and see if they will proceed (FAHHA). Land is heavily contaminated and too costly to rectify.
Springfield Ave March	Clarion	Fenland	40	8	27/02/2019	31/05/2020		TBA	TBA		£ 440,000	£ -		Planning now secured draft grant agreement issued. SOS delayed due to Gas Main - advised SOS delayed by 6 months (from 27/11/19). Further delays anticipated 18/2/20. Further negotiations are happening 16/3/20
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	Funding agreement completed 08/10/19, started on site, first payment claim received, first set of handovers in Jan 2020. Completed 14/2/20, final claim received 6/3/20.
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/08/2020	28/02/2021		£ 618,800	£ 309,400	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant.
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	31/01/2020	243	TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SoS for infrastructure & 243 AH units confirmed contracted Jan 2020, balance most likely 2021
Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	88	88	01/07/2019	01/09/2020		TBA	01/04/2022		£ 3,845,600	£ -		Planning Application being prepared, draft grant agreement issued, Planning in for Feb 20. 29/1/20.
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	30/03/2020	31/05/2020		£ 875,000	£ 437,500	C	Grant agreement completed, 21/01/2020, first claim received 25/2/2020 update 25/2/20. Handover complete in May 2020
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	01/10/2020		TBA	01/10/2021		£ 1,430,154	£ -		Planning application submitted in two weeks time 28/2/20, Draft grant agreement issued
Whaddon Road, Meldreth	Settle (NH)	South Cambs	5	5	09/10/2019	31/03/2020		TBA	30/12/2020		£ 215,000	£ -	C	GFA recd. SOS April. 9/3/20. returned copy to Settle 10/3/20
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	TBA	31/03/2021		£ 600,000	£ -	C	SOS 17th March 2020. GFA completed 24/3/20
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	30/11/2020		TBA	31/03/2022		£ 1,687,500	£ -		Draft agreement issued, potential change in strategy to larger new build being considered, due to issues with asbestos.
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	31/07/2020		31/10/2020	31/07/2022		£ 4,542,000	£ -		Subject to Planning decision in March 2020, draft grant agreement issued. Sent chase e-mail on GFA 3.3.20. signed HOTs 3.3.20.
Middlemoor Road, St Mary's, Ramsey	Chorus (Luminus)	Huntingdonshire	11	11	13/01/2020	30/09/2020		TBA	30/09/2021		£ 509,000	£ -		Got planning consent 16th March 2020, working on variation of s106 in hand, grant agreement to be drafted and sent out. Sent out GFA 3.3.20
Rear of 26-34 High Street, Stilton, Peterborough, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	30/09/2020		TBA	31/07/2022		£ 1,570,000	£ -		subject to legal agreement, draft grant agreement to be sent out. Sent out GFA 3.3.20. Has to go to Board, and land exchange and GFA will be with us in April. 10/3/20. Going through Reserved matters with Hunts suspected SOS Q4 20/21 17/3/20.
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	17	17	13/01/2020	31/01/2020		31/03/2020	30/09/2020		£ 819,800	£ -		draft grant agreement issued, DPA agreed and waiting on the final agreement. Sent chase e-mail 3.3.20
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	14	9	09/03/2020	01/02/2020		30/04/2020	30/04/2020		£ 315,000	£ -		grant agreed, instruction given to send out GFA. 9/3/20. Properties are ready but with COVID-19 units will be changed to Rent to Buy rather than Shared ownership. Site is closed due to COVID-19.
			4392	1165			440			89	£ 23,766,506	£ 4,027,400		
Loan or other Toolbox Investments														
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	30/05/2021		£ 6,500,000	£ 2,630,565	C	Completed Facility Agreement, First drawdown made 31/5/19, now ongoing monthly drawdowns
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/07/2021		£ 24,400,000	£ 24,116,212	C	Completed Facility Agreement, First drawdown made 31/7/19, now ongoing
Alexander House Ely (Loan)	Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	31/03/2021		£ 4,840,000	£ 2,309,944	C	Completed Facility Agreement, First drawdown made 07/1/20, now ongoing
Limington Road, Great Abington (Loan)	Developments	South Cambs	15	5	27/11/2019	28/02/2020	5	31/03/2021	31/05/2021		£ 5,780,000	£ 1,569,567	C	Facility Agreement completed 24 Feb 20 started on site, may go to 7 Aff units pending planning
Histon Road, Cambridge (Loan)	Developments	South Cambs	27	10	25/03/2020	07/04/2020		31/08/2021	31/03/2022		£ 9,647,000	£ 3,146,224	C	Facility Agreement completed 31.03.20. First drawdown for site acquisition 03.04.20
Sub-total Toolbox Investments			213	53			43				£ 51,167,000	£ 33,772,513		
Programme Totals			4605	1218			483			89	£ 74,933,506	£ 37,799,913		







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**LEGEND**

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GRANT

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LOAN

**NOTES**

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

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Meters

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TITLE:**DISTRIBUTION OF APPROVED HOUSING GRANT FUNDING**

SITE :**CAMBRIDGESHIRE**

CLIENT :**CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY**

PROJECT :

**FIGURE 1**

DATE :09/04/20

DRAWN BY :SS

DRG No. :

SCALE :1 : 260,000

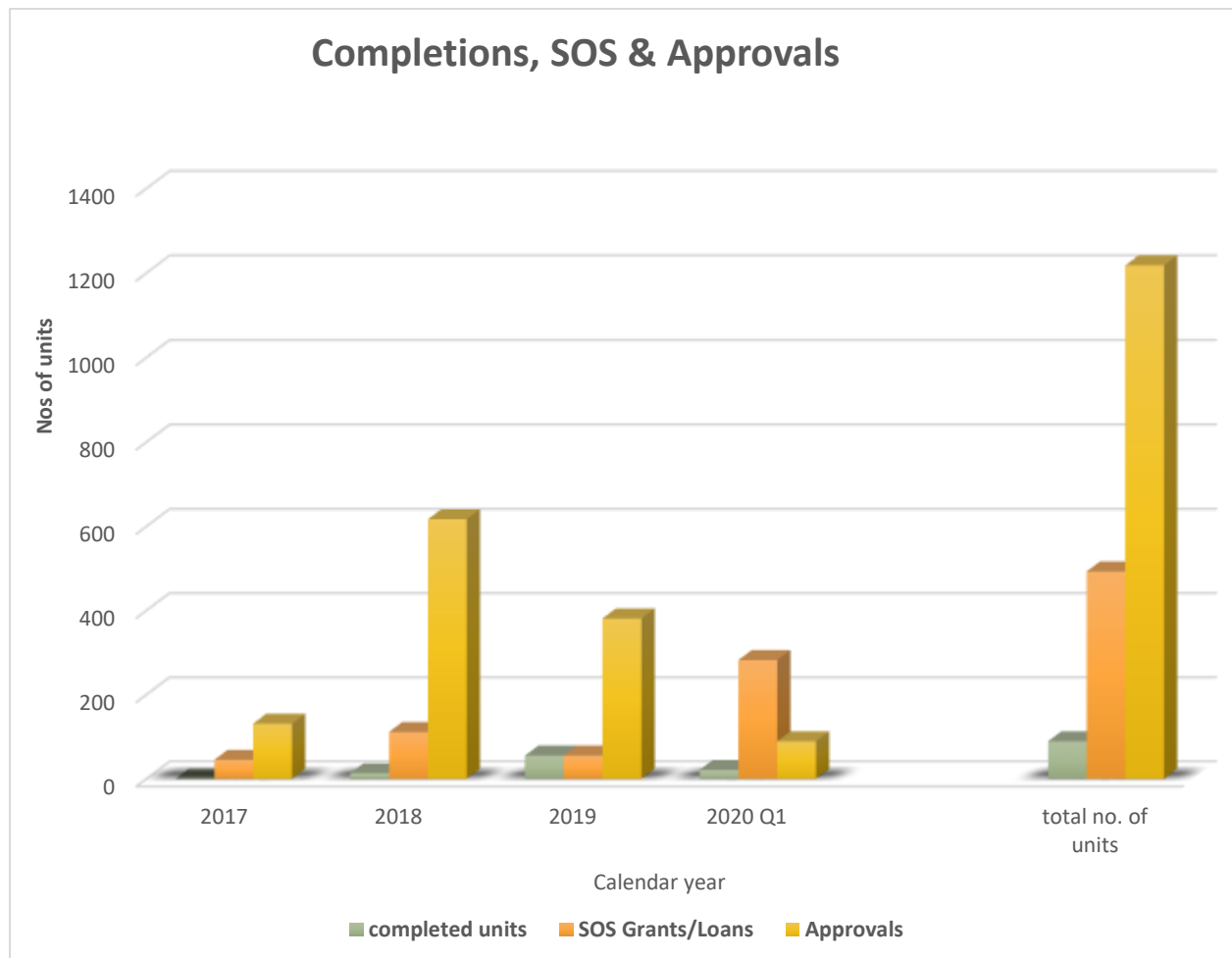
PRINT :A3

**CAMBRIDGESHIRE & PETERBOROUGH**  
COMBINED AUTHORITY





£100m Programme - Bar Charts relating to Completions, Starts on site and Approvals from Housing Committee and Board.



The calendar year programme profile is shown, please note that 2020 is for Q1 (Jan to Mar) only.

The total column is of unit of completions, starts in site and total of units approved over the period that the £100m programme has been currently running so far.

The next chart below displays the amount of money committed by Housing Committee and Board for grants, revolving fund loans and the total programme (combined).

The split between money committed and actually paid out so far is shown.

