CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
HOUSING AND COMMUNITIES COMMITTEE: MINUTES

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY

Date: 9 October 2019

Time: 14:00pm to 14:20pm

Present: Councillors Graham Bull (Chairman) Ryan Fuller, Samantha Hoy and Bridget Smith

Apologies: Councillor Denise Laws

19. APOLOGIES AND DECLARATIONS OF INTERESTS

Apologies were received from Councillor Denise Laws, substituted by Councillor Samantha Hoy.

20. MINUTES

The minutes of the meeting held on 3 April 2019 were agreed as a correct record and signed by the Chairman.

Councillor Smith queried progress on the Housing Needs Analysis detailed in the minutes. The Committee requested an update at their next meeting. **ACTION**

21. PUBLIC QUESTIONS

No public questions

22. AGENDA PLAN

The agenda plan was noted, taking into account the additional report on Housing Needs Analysis requested for the next meeting.

The Director of Housing and Development explained that there was an expectation that Grant Applications would be a standing item on the Committee agenda Plan going forwards.

23. £100M AFFORDABLE HOUSING SCHEME APPROVALS WHADDON ROAD, MELDRETH – SOUTH CAMBRIDGESHIRE – SETTLE

The Committee received a report delegating approval of a grant of £215,000 from the £100m Affordable Housing Programme to enable delivery of five new affordable homes at Whaddon Road, Meldreth, South Cambridgeshire, to the Housing and Communities Committee.

In presenting the report the Director of Housing and Development explained that

the five new affordable homes would be delivered by Settle. The site had full planning consent for five homes, four apartments and one bungalow which had been granted in December 2018 and that this would be made up of four affordable units and one shared ownership. Settle had applied to the Combined Authority for a grant of £215,000. This represented an average grant of £43,000 per unit. He clarified that the scheme had some additional costs attached to it, and that this was one the reason the decision had been referred by the Board to the Committee. The development was small therefore there were no economies of scale. Access to the site required the bridging of a culvert and there were additional costs associated with connecting the site to the sewage system. The Combined Authority were confident with the unit costs they had been given. He also explained that the other reason for referral to the Committee for decision was to ensure that the new properties were occupied by local residents or individuals with a strong connection to the village.

In discussing the report Members:

- Reiterated the need for the properties to be occupied by local residents and acknowledged that this was part of constituent councils' housing policies. Councillor Smith highlighted that there was a current need of 45 affordable rental homes in Meldreth and that she welcomed the development. Councillor Fuller explained that it was not always the case that affordable housing would just be restricted to local residents and there was a need for mixed and balanced communities. In support of Councillor Fuller's and Smith's comments, Councillor Hoy explained that housing needs in Fenland were different and in such a case they would be looking at a more regenerative project and that each Council had their own Housing Policies.

It was resolved unanimously to:

> Commit grant funding of £215,000 from £100m Affordable Housing programme to enable delivery of five new affordable homes at Whaddon Road, Meldreth, South Cambridgeshire.

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24. DATE OF NEXT MEETING

Members noted the date of the next meeting as 11 November 2019.

Chairman