



HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 11 January 2021

Democratic Services

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

14:00 PM

72 Market Street
Ely
Cambridgeshire
CB7 4LS

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

[Venue Address]

AGENDA

Open to Public and Press

Part 1: Governance Items

- 1.1 Appointment of Chair for the meeting
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Part 2: Recommendations to Combined Authority Board

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Part 3: Programme Delivery

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Part 4: Date of Next Meeting

15 March 2021

The Housing and Communities Committee comprises the following members:

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

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

Councillor Chris Boden	
Cllr Steve Allen	
Councillor David Ambrose-Smith	
Councillor Ryan Fuller	
Councillor Roger Hickford	
Councillor Mike Sargeant	
Councillor Bridget Smith	
Clerk Name:	Tamar Oviatt-Ham
Clerk Telephone:	01223 715668
Clerk Email:	Tamar.Oviatt-Ham@cambridgeshire.gov.uk



Housing and Communities Committee Minutes

Date: Monday 9 November 2020

Time: 2.00pm – 4.08pm

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

Apologies: None

Part 1 - Governance Items

104. Announcements, Apologies for Absence and Declarations of Interest

No apologies received or declarations of interest made.

105. Minutes of the Housing and Communities Committee meeting on 14 September 2020

The minutes of the meeting on 14 September 2020 were approved as an accurate record. A copy will be signed by the Chairman when it is practical to do so.

106. Action Log

In reviewing the action log:

- Councillor Sargeant highlighted action 9.6 in terms of the definition of additionality that was circulated to the Committee. He stated that more structure was needed for each scheme put forward to the Committee that drew on the information that was circulated and gave a clear understanding of the additionality for each scheme. The Chairman stated that he would review this with officers for future reports. (Action)

The action log was noted.

107. Petitions

No petitions were received.

108. Public Questions

No public questions were received. Seven questions were received from the Overview and Scrutiny Committee. The Chairman explained that the questions would be addressed at the relevant item on the agenda.

109. Housing and Communities Committee Agenda Plan

In reviewing the committee agenda plan:

- Councillor Sargeant explained that he had been discussing the remit of tourism in the Skills Committee meeting he had attended that morning. He stated that clarity was needed in terms of whether tourism would be in the remit of the Housing and Communities Committee going forwards and was interested to see the report scheduled for the January meeting. The Chairman stated that there was a lot of work currently ongoing within the Covid recovery phases in relation to Tourism and Tourism was included within the Local Economic Recovery Plan that was in the process of being finalised and approved by the Combined Authority Board.

It was resolved to note the agenda plan.

110. Combined Authority Forward Plan

It was resolved to note the forward plan

Part 2 – Programme Delivery

111. £100 million Affordable Housing Update

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

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

Introducing the report the Director of Housing and Development explained that that there was a significant uplift expected on starts on site before March 2021. He clarified that point 5.5 in the report showed the profile of the affordable housing tenancy. He highlighted the new section six of the report which updated members on the performance of the £40 million revolving fund loan book.

In discussing the report:

- Councillor Sargeant expressed his concerns that the Combined Authority had not hear back from the Department for Business, Energy and Industrial

Strategy (BEIS) and the Minister for Housing, Communities and Local Government (MHCLG) about the funding position of the programme and that £15m of the monies due for the £100m programme for the year 2019/20 was deferred following last year's review. He explained that he had been looking at the original business case for the £100 million Affordable Housing Programme and was of the view that what had been carried out so far in terms of the programme was not in line with the original business case. He questioned whether this was the reason why the funding was not coming through from government and highlighted the concerns that government had expressed regarding Mere Fen. He explained that the original business case had highlighted that the Combined Authority should be using other funding streams and taking a strategic and collective view and he felt that this had not been reflected in any proposals for grant funding and there had been no discussions about what the assessment criteria should be. He requested an urgent report that reviewed the gaps in relation to the original business case against the current strategy. The Chairman explained that from his personal experience recently MHCLG had capacity problems themselves in relation to responding to issues during the pandemic. He highlighted that no response on the issue since the September meeting was consistent with his current experience. The Director of Housing and Development highlighted that he had circulated a copy of the minutes from the meeting with BEIS and MHCLG in September to the Committee, in which they had stated that they had no issue with the £40 million revolving fund along with an email from MHCLG stating that Ministers were heavily focused on current lockdown arrangements. He highlighted that the original business case was dated March 2017 and was coming to the end of its period, and there had been no issues raised by government against non-performance during this time. The Chairman requested that officers review the original business case and the policies the Combined Authority had followed and give a written response to the Committee. (Action)

- Councillor Sargeant queried whether the Combined Authority were getting value for money in relation to the £40 million revolving fund as currently there were only 48 homes approved through this fund. He expressed his concern that the Combined Authority were not taking the strategic approach that was set out in the original business case. He commented that the original business case stated that partnerships should be struck with housing associations particularly local housing associations and stated that he was not happy with the report today unless there was more justification for the approach and that he would not note the report, he would vote against it.
- Councillor Smith expresses her support of Councillor Sargeant's concerns and commented that she felt that the Committee had lost its way and it felt like the Committee was just a grant giving body and that it was crucial to understand whether the Committee had a greater role. She asked that the original business case be shared along with the written response back to Committee. The Chairman commented that he would be in a stronger position to comment on this after the next Committee meeting.

- Councillor Sargent queried whether all applicants on the list for £100k homes were receiving notifications when homes became available to apply for, in particular in relation to the Fordham Scheme. The Director of Housing and Development stated that he would get a clear answer to this question following the meeting and report back to the Committee. (Action)

It was resolved by majority to:

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

112. £70m Cambridge City Council Affordable Housing Programme Update

The Committee considered a report on the spend and outputs for the £70 million Affordable Housing Programme.

It was resolved unanimously to:

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

113. Housing Market Dynamics across the Cambridgeshire & Peterborough Combined Authority Area.

The Committee received a report that gave an overview of the different housing market issues across Cambridgeshire and Peterborough, and the impact on delivery of affordable housing, setting the work of the Housing and Communities Committee in context.

Introducing the report the Director of Housing and Development highlighted that it was important to note that many of the issues outlined in the report were subject to national or local policies outside the control of the Combined Authority. He explained that the report was a summary of issues that were set out in more detail in the Combined Authority's Housing Strategy (approved by the Combined Authority Board in September 2018). He clarified that the report highlighted the key role that Local Plans had in addressing these issues.

In discussing the report:

- The Chairman commented that it was a very helpful report and that it would be very tempting to get into a discussion about land values in different areas but that this was not a discussion to be had at Committee.
- Councillor Sargeant explained that he was struggling as the information in the report did not allow him to analyse what was fully going on. He explained that he would like to see the sale price, the cost of the land value, the build cost and the value of the sale/rental price. He would then be able to establish whether 30-40% would be reasonable. He stated that it would be good to have an average figure for each district. The Chairman explained that it was

the case that in half of Fenland they were not able to provide affordable housing at all. The Chairman agreed to set up a meeting with Members and officers to discuss the difficulties with viability in Fenland. The Director of Housing and Development stated that he was happy to set up a technical workshop with Members and officers to discuss the issues raised in the report with specific examples. (Action)

- Councillor Smith welcomed the offer of a workshop and commented that she would like to understand how the Combined Authority could influence housing process in the medium and long term and exceed housing numbers. She highlighted the need to involve the SME market. The Director of Housing and Development stated that the Greater Manchester Combined Authority had a £300 million fund to support housing and housing development in the area and that he would like to see something similar for Cambridgeshire and Peterborough Combined Authority. He explained that he was in early discussions on this matter. Councillor Smith commented that she would be very interested in such a scheme.

It was resolved unanimously to:

- a) To note the comments made within the report.

114. £100m Affordable Housing Programme Scheme Approvals – November 2020 – Sandpit Road, Thorney

The Committee considered a report that sought £237,804 of grant funding from the £100m Affordable Housing programme to enable delivery of a further five additional shared ownership homes at Sandpit Road, Thorney, Peterborough.

Introducing the report officers clarified that further potential to convert market units to affordable units had arisen at the Sandpit Road, Thorney site, in addition to the Larkfleet proposal approved earlier in the year. Officers explained that Heylo Housing would acquire the properties once shared ownership purchasers had been identified at the stage of onward sales completion. The property would be simultaneously transferred to Heylo Housing Registered Provider Limited who would issue a shared ownership lease to the purchaser.

In discussing the report:

- Councillor Smith commented that one of the units did not meet the national space standards and she reiterated that there was a need to deliver high quality homes that met the nationally described space standards and that she did not find this acceptable. The Chairman explained that there were problems with viability in some parts of the County but that he accepted her point in principal. The Director of Housing and Development stated that as this scheme was a conversion from market units to affordable the authority did not have the opportunity early in the process to influence this.

- Councillor Sargeant highlighted that some of the schemes at the Committee today had all achieved 100% against the nationally described space standards and he did not think that this was necessarily tied down to a district area. He stated that more detail was needed on how schemes were assessed.
- Councillor Fuller reiterated his comments from previous meetings that it would be a distraction and would have detrimental consequences to have a one size fits all policy. He stated that there was a need to be flexible and that there needed to be an agreement on a way forward on this matter so that the same discussion was not repeated at every meeting. The Chairman explained that he would not stop members raising points but that there should be some degree of self-control by all members.

It was resolved by majority to:

- a) Commit grant funding of £237,804 from the £100m Affordable Housing programme to enable delivery of a further 5 additional shared ownership homes at Sandpit Road, Thorney, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

115. £100m Affordable Housing Programme Scheme Approvals (November 2020) - British Sugar Way Site, Oundle Road, Peterborough

The Committee considered a report that sought £3,040,000 of grant funding from the £100 million Affordable Housing Programme for a tenure conversion of 74 additional units, from Market Sale to a combination of Affordable Rent and Shared Ownership homes, at the British Sugar Way site, Peterborough.

Introducing the report officers stated that the scheme would be a 100% affordable housing site of 74 units, with a combination of Affordable Rent and Shared Ownership homes. Officers stated that the original scheme had 52 market units and 22 affordable units and that the whole site would be managed and controlled by Cross Keys Homes

It was resolved by majority to:

- a) Commit grant funding of £3,040,000 from the £100m Affordable Housing programme to enable delivery of 45 Affordable Rent and 29 Shared Ownership (74 homes in total) homes at British Sugar Way, Oundle Road, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

116. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Husk Sites (Garage & In Fill Sites), Peterborough

The Committee considered a report that sought £665,000 of grant funding from the £100 million Affordable Housing Programme to support the delivery of 19 bungalow

units for affordable rent from five infill and garage sites in and around Peterborough.

Introducing the report officers stated that the proposal would enable 19 new affordable bungalows to be developed for people over the age of 55 years old and would be managed and controlled by Cross Keys Homes. Officers explained that the homes would be developed using Modern Methods of Construction (MMC). All of the homes would be delivered in modular form, with off-site manufacture of 'pods' that were designed to utilise the existing footprint of the garage blocks and where possible the existing foundations and external brick walls. Officers clarified that the Affordable Rent homes would be let through Cross Key Homes, at Local Housing Allowance rates

In discussing the report:

- Councillor Smith commented that four units were at 92% of the nationally described space standards so she could not support the scheme. She also queried why, as they were being built in modular form, the homes did not conform to the space standards.
- Councillor Sargeant highlighted the use of the term windfall and asked that officers use a clearer term in future.
- Councillor Ambrose-Smith queried the need for two bedroomed, three person homes on the site as the homes were for those aged over 55. Officers stated that the second bedroom would be a lot smaller and would mainly be for equipment handling and care purposes.

It was resolved by majority to:

- a) Commit grant funding of £665,000 from the £100m Affordable Housing programme to enable delivery of 19 Affordable Rent bungalows for people over 55 at HUSK sites, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

117. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Perkins (Phase 2), Newark Road, Peterborough

The Committee considered a report that sought £3,740,000 of grant funding from the £100 million Affordable Housing Programme for 96 additional homes comprising 38 affordable rent and 58 shared ownership units on Perkins site Phase 2, Newark Road, Peterborough.

Introducing the report officers explained that the neighbouring Perkins Phase 1 site has completed earlier in the year (July 2020). The whole site would be managed and controlled by Cross Keys Homes but was formerly owned by Perkins Engines. Officers explained that the proposal would benefit the local communities, by way of utilising disused/redundant/void brownfield sites, within the city. Officers clarified

that the site had full planning consent and planning conditions had been discharged. Officers stated that there was a Deed of Variation to provide 30% of affordable housing, however the intention now was for the whole site to be made 100% affordable housing site. Officers highlighted that start on site would be in quarter one 2021/2022, with practical completion in quarter four 2022/2023, with 38 homes at affordable rent and 58 as shared ownership homes.

In discussing the report:

- Councillor Sargeant queried the planning situation and sought clarification from officers that the planning consent had been given. Officers stated that Cross Keys Homes had clarified that the planning consent had been agreed

It was resolved by majority to:

- a) Commit grant funding of £3,740,000 from the £100m Affordable Housing programme to enable delivery of 96 additional affordable homes, with a mix of rented and shared ownership at Perkins site, Phase 2, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

118. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Old Motel Site, 16 North Street, Stilton, Huntingdonshire.

The Committee considered a report that sought £420,000 of grant funding from the £100 million Affordable Housing Programme for 10 additional homes, with a mix of five affordable rent and five shared ownership units at The Old Motel Site, 16 North Street, Stilton, Huntingdonshire.

Introducing the report officers explained that the development opportunity was on an old motel site which was no longer in use. The whole site would be managed and controlled by Cross Keys Homes. Officers clarified that all of the units achieved a minimum of 100% of the nationally described space standards, nine units would be delivered to M4(2) accessible and adaptable building regulations standard, with 1 unit delivered to M4(3) wheelchair standards.

It was resolved unanimously to:

- a) Commit grant funding of £420,000 from the £100m Affordable Housing programme to enable delivery of 10 additional affordable homes, with a mix of rented and shared ownership, at Old Motel Site, Stilton, Huntingdonshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

119. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Station Road, Littleport, Ely. East Cambridgeshire.

The Committee considered a report that sought £1,448,000 of grant funding from the £100 million Affordable Housing Programme to enable delivery of 39 affordable

homes, with a mix of rented and shared ownership at Station Road, Littleport, East Cambridgeshire.

Introducing the report officers explained that the site was next to the old unused railway goods yard, part of a greenfield site, and the whole scheme would be managed and controlled by Cross Keys Homes. Officers clarified that Cross Keys Homes Limited had agreed terms for the acquisition of the freehold site subject to securing an implementable reserved matters planning consent. Officers explained legal work was currently underway in terms of full due diligence, and preparation of contracts and it was hoped that outline planning consent would be granted shortly. Officers highlighted that the site would be 100% affordable housing a variation to the requested planning consent that originally included a mix of affordable and market housing.

In discussing the report:

- Councillor Ambrose-Smith queried whether officers were working with East Cambridgeshire Housing colleagues and the housing association to ensure that the units were being put through the East Cambridgeshire allocations policy. Officers clarified that they had been speaking with East Cambridgeshire colleagues but would feedback on actions taken to ensure that the policy was followed. (Action)
- Councillor Sargeant queried whether officers were still seeing an increase of market housing conversions to affordable housing. The Director of Housing and Development stated that there had been an increase but it was difficult to say whether it would continue.

It was resolved by majority to:

- a) Commit grant funding of £1,448,000 from the £100m Affordable Housing programme to enable delivery of 39 affordable homes, with a mix of rented and shared ownership at Station Road, Littleport, East Cambridgeshire – Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

120. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Former East Anglia Galvanising Works, Oundle Road, Peterborough, Cambridgeshire.

The Committee considered a report that sought £3,830,725.00 of grant funding from the £100 million Affordable Housing Programme to enable delivery of 77 additional affordable homes comprising 54 affordable rent and 23 shared ownership units on Oundle Road, Peterborough, Cambridgeshire.

Introducing the report officers explained that the homes were to be developed on a redundant brownfield site within the urban area, adjacent to the city centre and close to good transport links.

In discussing the report:

- Councillor Sargeant requested that information for the allocations policy for each proposal be included in reports. (Action)
- Councillor Fuller explained that he agreed with Councillor Sargeant to a degree but that there was a bigger debate to be had about understanding the role of the committee and agreeing determining factors for approvals. The Chairman explained that he would review this with officers and update the Committee on next steps. (Action)
- Councillor Smith welcomed the proposal to review the role of the Committee in particular in relation to scheme approvals. She suggested a strategy meeting to discuss this further. She queried the size of the scheme and if the local authority supported the scheme. Officers confirmed that the local authority were fully supportive of the scheme.

It was resolved unanimously to:

- a) Commit grant funding of £3,830,725.00 from the £100m Affordable Housing programme to enable delivery of 77 additional affordable homes, with a mix of rented and shared ownership units at Oundle Road, Peterborough – Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

121. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Land East Of North End, Meldreth, South Cambridgeshire.

The Committee considered a report that sought £630,000 of grant funding from the £100m Affordable Housing programme to enable delivery of 14 additional affordable homes, with a mix of rented and shared ownership homes at North End, Meldreth, South Cambridgeshire.

Introducing the report officers explained that the development would be a greenfield site the local authority supported the application as a rural exception site. Officers clarified that the site would be managed by the Paradigm Housing Group, who are based in Buckinghamshire.

It was resolved unanimously to:

- a) Commit grant funding of £630,000 from the £100m Affordable Housing programme to enable delivery of 14 additional affordable homes, with a mix of rented and shared ownership homes at North End, Meldreth, South Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

122. £100m Affordable Housing Programme Scheme Approvals (November 2020) - High Street, Needingworth, Hunts, Cambridgeshire.

The Committee considered a report that sought £1,775,000 of grant funding from the £100m Affordable Housing programme to enable delivery of 45 additional affordable homes comprising 20 affordable rent and 25 shared ownership units on Land at the rear of High Street, Needingworth, Huntingdonshire.

Introducing the report officers clarified that the site was to the rear of the High Street in Needingworth and was a greenfield site. Officers explained that Cross Keys Homes Limited acquired the freehold of the site in January 2020 and outline planning consent was granted by Huntingdonshire District Council but no planning conditions had yet been discharged. Officers highlighted that the rented units would be capped at Local Housing Allowance (LHA) rates or 80% of market rent rates, to ensure affordability.

In discussing the report:

- Councillor Sargeant queried the capping of rent and sought clarity on whether this would mean that the rent was capped at whichever was the lowest rate. Officers clarified that the rate would be capped at whichever was the lowest rate and this would be the same for all sites.

It was resolved by majority to:

- a) Commit grant funding of £1,775,000 from the £100m Affordable Housing programme to enable delivery of 45 additional affordable homes, with a mix of rented and shared ownership homes at Land rear of High Street, Needingworth. Huntingdonshire – Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

123. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Land Rear of 9-17 Hawes Lane, Wicken, East Cambridgeshire.

The Committee considered a report that sought £640,000 of grant funding from the £100m Affordable Housing programme for 16 additional units, 11 affordable rented and five shared ownership on a greenfield site.

Introducing the report officers explained that Cambridge Housing Association proposed to deliver the whole site for Affordable housing provision, with rents set at LHA rates or 80% of market rents whichever was the lowest, including service charge (where applicable). Officers clarified that all of the units would be delivered to 100% Nationally Described Space Standards, accessible housing (Category 2) and all units would have air source heat pumps to help with lower carbon emissions.

It was resolved unanimously to:

- a) Commit grant funding of £640,000 from the £100m Affordable Housing programme to enable delivery of 16 additional affordable housing units, at

9-17 Hawes Lane, Wicken, Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

124. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Mores's Meadow, Great Shelford, South Cambridgeshire.

The Committee considered a report that sought £1,008,000 of grant funding from the £100m Affordable Housing programme for 21 additional affordable housing units, all at affordable rent.

Introducing the report officers explained that this was a Community-Led Housing Initiative designed to enable more community led affordable housing to come forward. Officers clarified that over the last few years, the Parochial Charity had been working with the Parish Council to consider how best to address the critical need for affordable housing in the village. Officers highlighted that a housing need assessment was conducted and there were 97 households who either lived in or have a local connection to Great Shelford. Officers explained that the new site would include 21 units all for rent, but these were target rents at 50% of market rent, which was even lower than normal affordable rent.

It was resolved unanimously to:

- a) Commit grant funding of £1,008,000 from the £100m Affordable Housing programme to enable delivery of 21 affordable rented additional units, at More's Meadow, Great Shelford, South Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

125. £100m Affordable Housing Programme Scheme Approvals (November 2020) All Angels Park, Highfields, Caldecote, South Cambridgeshire

The Committee considered a report that sought £247,999 of grant funding from the £100m Affordable Housing programme for a further five shared ownership additional units, at All Angels Park, Highfields, Caldecote.

Introducing the report officers explained that the proposal was to take five properties being built for open market sale and to undertake a tenure conversion to affordable housing as shared ownership units over and above any planning requirements. Officers clarified that properties would be built by Vistry under their Linden Homes brand to their standard market specification and sold alongside their market properties. Officers highlighted that Heylo Housing would acquire the property after purchasers had been identified at the stage of onward sales completion and the property would be simultaneously transferred to Heylo Housing Registered Provider Limited who would issue a shared ownership lease to the purchaser.

In discussing the report:

- Councillor Smith explained that she was not aware of when the planning permission had been granted for this scheme recently. The Director of Housing and Development stated that the All Angels development was an older scheme and this proposal was for a conversion from open market to affordable housing.

It was resolved by majority to:

- a) Commit grant funding of £247,999 from the £100m Affordable Housing programme to enable delivery of an additional 5 shared ownership homes at All Angels Park, Highfields, Caldecote - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

126. £100m Affordable Housing Programme Scheme Approvals (November 2020) - Springfield Avenue, March, Fenland.

The Committee considered a report that sought £1,560,000 of grant funding from the £100m Affordable Housing programme for a further 32 additional affordable rented units, at Springfield Avenue, March.

Introducing the report officers explained that the previously approved project of eight social rented units started to develop problems in delivery. After lengthy investigations by the developer and discussions with the District Council and the Combined Authority a proposal had come forward for the whole site to be converted to a 100% affordable rented site. Officers clarified therefore that an additional grant of £1,560,000 for 32 additional units was requested, making the total scheme 40 units with a grant total of £2,000,000 (£440,000 already approved and £1,560,000 of new grant money being requested). Officers highlighted that Clarion Housing had now acquired the site and had been in discussion with Fenland District Council. convert all 40 units to being affordable rented units.

Discussing the report

- The Chairman explained that there was no appetite for shared ownership in the area, hence the scheme had been proposed all as affordable rent.

It was resolved unanimously to:

- a) Commit grant funding of a further £1,560,000 from the £100m Affordable Housing programme to enable delivery of an additional 32 affordable rented homes at Springfield Avenue, March, Fenland. - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.

Part 3 – Date of the next meeting

127. It was resolved to:

Note the date of the next meeting as Monday 11 January 2021.

Housing and Communities Committee Action Sheet – 9 November 2020

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
09/03/20	62.	Housing Committee Briefing Session - £170 M Affordable Housing Programme	<p>A Member commented that they would have written a different list of issues that had been identified in the presentation which would have been</p> <ul style="list-style-type: none"> • Climate Crisis • Access to health • Brexit • High quality education <p>She commented that it would be useful to seek feedback from Board Members at a future leader's strategy meeting on the issues faced as the issues were not all the same throughout all of the Local Authorities.</p>	Roger Thompson	Future leaders strategy session to be identified.	
14.09.20	100.	Community Land Trust Set-Up Grant	<p>Councillor Smith sought clarity on what the full business case would entail and what monitoring would be carried out, as she stated that housing needs surveys were a lot of work. The Director Commercial stated that Business Cases would be developed when the CLTs had been incorporated and the CA would look at what intervention could be put in place. In terms of monitoring the CLTs would be required to provide the relevant invoices. She stated that in terms of housing needs surveys she would need to review this and come back to Members as the may not be a need to take a traditional approach.</p>	Emma Grima	Ongoing for consideration in the future Business Case	

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
14.09.20	100.	Community Land Trust Set-Up Grant	Councillor Smith sought clarity on what the full business case would entail and what monitoring would be carried out, as she stated that housing needs surveys were a lot of work. The Director Commercial stated that Business Cases would be developed when the CLTs had been incorporated and the CA would look at what intervention could be put in place. In terms of monitoring the CLTs would be required to provide the relevant invoices. She stated that in terms of housing needs surveys she would need to review this and come back to Members as the may not be a need to take a traditional approach.	Emma Grima	Ongoing for consideration in the future Business Case	
09.11.20	106.	Action Log	Councillor Sargeant highlighted action 9.6 in terms of the definition of additionality that was circulated to the Committee. He stated that more structure was needed for each scheme put forward to the Committee that drew on the information that was circulated and gave a clear understanding of the additionality for each scheme. The Chairman stated that he would review this with officers for future reports.	Roger Thompson/Azma Ahmad - Pearce	Additionality comments to be highlighted in future reports to enable clear identification of the additionality	14.12.20
09.11.20	111.	£100 million Affordable Housing Update	The Chairman requested that officers review the original business case and the policies the Combined Authority had followed and give a written response to the Committee.	Roger Thompson	An e mail will be circulated before committee on 11 th January	

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
09.11.20	111.	£100 million Affordable Housing Update	Councillor Sargent queried whether all applicants on the list for £100k homes were receiving notifications when homes became available to apply for, in particular in relation to the Fordham Scheme. The Director of Housing and Development stated that he would get a clear answer to this question following the meeting and report back to the Committee.	Roger Thompson	Email circulated to the Committee	30.11.20
09.11.20	113.	Housing Market Dynamics across the Cambridgeshire & Peterborough Combined Authority Area.	The Chairman agreed to set up a meeting with Members and officers to discuss the difficulties with viability in Fenland. The Director of Housing and Development stated that he was happy to set up a technical workshop with Members and officers to discuss the issues raised in the report with specific examples.	Roger Thompson	Email has been circulated to determine date for a workshop to take place, confirmed as 14.00 on 19 th January	14.12.20
09.11.20	119.	£100m Affordable Housing Programme Scheme Approvals (November 2020) - Station Road, Littleport, Ely. East Cambridgeshire.	Councillor Ambrose-Smith queried whether officers were working with East Cambridgeshire Housing colleagues and the housing association to ensure that the units were being put through the East Cambridgeshire allocations policy. Officers clarified that they had been speaking with East Cambridgeshire colleagues but would feedback on actions taken to ensure that the policy was followed	Azma Ahmad-Pearce	Discussions have been had with officer colleagues at East Cambridgeshire DC and clear channels of communication around allocations policy established	30.11.20

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
09.11.20	120.	£100m Affordable Housing Programme Scheme Approvals (November 2020) - Former East Anglia Galvanising Works, Oundle Road, Peterborough, Cambridgeshire.	Councillor Sargeant requested that information for the allocations policy for each proposal be included in reports.	Azma Ahmad - Pearce	The allocations policy that affects each scheme will be identified with a link provided in all grant reports coming to committee in future.	14.12.20
09.11.20	120.	£100m Affordable Housing Programme Scheme Approvals (November 2020) - Former East Anglia Galvanising Works, Oundle Road, Peterborough, Cambridgeshire.	Councillor Fuller explained that he agreed with Councillor Sargeant to a degree but that there was a bigger debate to be had about understanding the role of the committee and agreeing determining factors for approvals. The Chairman explained that he would review this with officers and update the Committee on next steps.	Roger Thompson	E mail Circulated to committee	14.12.20

Culture and Tourism

To:	Housing & Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing & Communities Committee
From:	Roger Thompson, Director of Housing & Development John T Hill, Director of Business & Skills
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing & Communities Committee is recommended to:</p> <ul style="list-style-type: none"> a) Invite the Combined Authority Board to amend Chapter 10 [Housing & Communities Committee] of the Constitution so as to delete the words “(a) Culture and Tourism” in paragraph 3.2.9 and replace “(b)” with “(a)”. b) Invite the Combined Authority Board to note that culture and tourism would continue to form part of the Business Board’s remit to help determine local economic priorities and lead economic growth and job creation within the local area. c) Invite the Business Board to provide comment to the Combined Authority Board on the recommendation at (a).
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 This report briefs the Committee on the culture and tourism functions of the Combined Authority, which are currently allocated to the Housing & Communities Committee, and recommends that the Combined Authority Board be invited to make the necessary amendments to the Constitution to remove those functions from the terms of reference of the Committee. Those functions would continue to form part of the remit of the Business Board.

2. Background

- 2.1 The Cambridgeshire and Peterborough Combined Authority Order 2017 at Article 10 states:

10. The functions of the constituent councils specified in the following provisions are exercisable by the Combined Authority in relation to the Area—

(a) section 144 of the Local Government Act 1972 (the power to encourage visitors and provide conference and other facilities): and

- 2.2 Section 144 of the Local Government Act 1972 states:

144.— Power to encourage visitors and provide conference and other facilities.

(1) A local authority may (either alone or jointly with any other person or body)—

(a) encourage persons, by advertisement or otherwise, to visit their area for recreation, for health purposes, or to hold conferences, trade fairs and exhibitions in their area; and

(b) provide, or encourage any other person or body to provide, facilities for [...], conferences, trade fairs and exhibitions or improve, or encourage any other person or body to improve, any existing facilities for those purposes.

(2) Without prejudice to subsection (1) above, a local authority may contribute to any organisation approved by the Secretary of State for the purposes of this subsection and established for the purpose of encouraging persons to visit the United Kingdom or any part thereof.

- 2.3 This function has been allocated to the Committee and the terms of reference of the Committee, as set out in Chapter 10 of the Constitution include the following:

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) [...]

- 2.4 The role of the Business Board, as a Local Enterprise Partnership, is to help determine local economic priorities and lead economic growth and job creation within the local area. The recovery projects set out in the Local Economic Recovery Strategy include “£145k investment support for Kick-Starting Visitor Economy to Recover & Adapt”. The Covid-19 pandemic has a major impact on visitor numbers due to the imposition of travel restrictions and social distancing as part of national lockdowns and local restriction tiers.

The Business Board have also approved from the Local Growth Fund (LGF) 2 further projects focused on the recovery in the two City centres, the Peterborough Builds Back Better project at £800k and the Cambridge Visitor Welcome 2021 project at £710k; both these projects focus on increasing COVID safe access to the city centre and access to the hospitality and leisure trade in both cities.

Also the COVID Capital Grant scheme run in summer 2020 awarded a £30k grant to Visit Cambridge to support Tourism, this project is being taken forward by Cambridge BID (Business Improvement District).

The Business Board is also awaiting publication of funding prospectus by MHCLG for the new Shared Prosperity Funding in pilot 2021 and full programme of SPF awarded from 2022 onwards, this funding will replace LGF, European Social Fund and European Regional Development Fund which currently have supported Culture and Tourism projects and programmes. Once these prospectuses are released the Business Board will consider the current pipeline of projects locally and will develop a pipeline of potential projects including tourism and hospitality

The Strategy includes the following priority:

Retail, Hospitality and Leisure: Helping firms to deal with the continuing and long-term social distancing and behaviour change, especially in the Visitor Economy.

- 2.5 The recommendation is that the Combined Authority Board be invited to amend the Constitution so as to remove the culture and tourism functions from the Committee’s terms of reference while noting that support to the visitor economy would continue to form part of the remit of the Business Board. The recommendations also include the Business Board being invited to comment on the recommendations.

3. Financial Implications

- 3.1 There are no financial implications.

4. Legal Implications

- 4.1 The legal implications are set out in the body of the report. Decisions relating to the amendment of the Constitution are reserved to the Combined Authority Board.

- 4.2 If the proposed amendments to the Constitution are made then responsibility for the Combined Authority's discretionary functions under section 144 of the Local Government Act 1972 would rest with the Combined Authority Board.
- 4.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

5. Appendices

- 5.1 None


6. Background Papers

- 6.1 The Combined Authority's Constitution at

<https://cambridgeshirepeterborough-ca.gov.uk/assets/Transparency/Constitution-Final-2020-11-06-for-website.pdf>

- 6.2 The Local Economic Recovery Strategy at

<https://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/Local-Economic-Recovery-Strategy-Final-Version1-01092020.pdf>

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN	Updated on 21 December 2020	 CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY JAMES PALMER CAMBRIDGESHIRE & PETERBOROUGH MAYOR
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Notes

Committee dates shown in bold are confirmed.

Committee dates shown in italics are TBC.

The definition of a key decision is set out in the [Combined Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

* indicates items expected to be recommended for determination by Combined Authority Board

+ indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.

The agenda dispatch date is five clear working days before the meeting.

The following are standing agenda items which are considered at every Committee meeting:

- Minutes of previous meeting and Action Log
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
11.01.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	11.12.20*	22.12.20*
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100m Affordable Housing Programme Scheme Approvals – January 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Community Land Trusts – Full Business Case	Emma Grima	Yes	N/A		
	Culture and Tourism	Roger Thompson	No	N/A		
15.03.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	25.02.21	05.03.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – March 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Cambridge Northern Fringe East – Progress Report.	Fiona Bryant	No	N/A		
28.04.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	09.04.21	20.04.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2021	Azma Ahmad - Pearce	No	TBC		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		

Key:* early publication due to Christmas break

Community Land Trust Business Case

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Emily Mulvaney, Community Housing Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is asked to:</p> <p>a) Recommend the Combined Authority Board approve the Community Land Trust Business Case at Appendix 1 of the report.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To consider and recommend the Community Land Trust Business Case to the Combined Authority Board.

2. Background

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to deliver genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing is out of reach.
- 2.2 Community Land Trusts (CLTs) are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet our housing objectives and respond to demand for cheaper housing for local people. CLTs are referenced as a means not only to deliver genuinely affordable housing but also as vehicles to potentially utilise the mechanism of land value capture.
- 2.3 In order to support the 'scaling up' of community-led housing across Cambridgeshire and Peterborough the Combined Authority will make two key interventions. Firstly, the provision of start-up grants, which will be made available for emerging community-led housing groups which will facilitate the creations of more Community Land Trusts. Secondly, the Combined Authority will provide technical and enabling support to community-led housing groups to ensure that these groups are empowered and supported to develop successful projects.
- 2.4 Further detail is provided in the Business Case at Appendix 1.

Significant Implications

3. Financial Implications

- 3.1 The cost of delivering the Community Land Trust project and the £100K Homes project is estimated to be in the region of £100,000 per annum. This cost is subject to the approval of the Medium-Term Financial Plan at Combined Authority Board in January 2021, which includes £100,000 for Community Land Trust and £100K Homes projects, and to the further approval of the CLT Business Case at Combined Authority Board.
- 3.2 The estimated cost includes providing technical support to community-led housing groups, branding & promotional materials, and a start-up grant fund of £5000 per group available to emerging community-led housing groups. The cost is notionally broken down as follows:
 - £40,000 to be allocated as start-up grant awards to emerging community-led housing groups
 - £30,000 to be allocated to Community Land Trust project costs
 - £30,000 to be allocated to £100K Homes project costs
- 3.3 This project is still in its early stages and will continue to assess whether further interventions are required. Such expenditure will be subject to the relevant approvals that arise at the time of need.

4. Legal Implications

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

5. Other Significant Implications

- 5.1 None identified.

6. Appendices

- 6.1 Appendix 1 – Community Land Trust Business Case

7. Background Papers

- 7.1 [Housing Strategy \(September 2018\)](#)

OUTLINE

1.0 PROJECT OUTCOME

The key outcome of this project is to increase and diversify the supply of affordable housing in the Cambridgeshire and Peterborough area by enabling new community-led housing groups to come forward and develop.

2.0 PROJECT OUTPUTS

To support the creation of new Community Land Trusts and build a pipeline of community-led housing delivery.

3.0 STRATEGIC FIT

This project is a strategic priority and was included in the Business Plan 2019/20 in September 2019 and the Devolution Deal.

4.0 COSTS

The cost of delivering the Community Land Trust project and the £100K Homes project is estimated to be in the region of £100,000 per annum. This cost is subject to the approval of the Mid Term Financial Plan at Combined Authority Board in January 2021, which includes £100,000 for Community Land Trust and £100K Homes projects, and to the further approval of the CLT Business Case at Combined Authority Board.

The estimated cost includes providing technical support to community-led housing groups, branding & promotional materials, and a start-up grant fund of £5000 per group available to emerging community-led housing groups. The cost is notionally broken down as follows:

- £40,000 to be allocated as start-up grant awards to emerging community-led housing groups
- £30,000 to be allocated to Community Land Trust project costs
- £30,000 to be allocated to £100K Homes project costs

This project is still in its early stages and will continue to assess whether further interventions are required. Such expenditure will be subject to the relevant approvals that arise at the time of need.

5.0 SOURCE OF COMBINED AUTHORITY FUNDING

Provision of a £100,000 per annum has been included in the Medium-Term Financial Plan from April 2021.

6.0 PROCUREMENT ROUTE

Not applicable as costs relate to ongoing operational costs (for example staff) and grants of £5,000 per applicant.

7.0 PROJECT PROGRAMME

The work for this project commenced in December 2019 and does not have an end date.

8.0 RISK REGISTER

At this stage in the project high level risks have been identified:

- Lack of interest in community-led housing from local communities

In order to mitigate this risk we will undertake a programme of communication with communities and other stakeholders to increase awareness and understanding of community-led housing.

9.0 EVALUATION METHOD

The success of the policy framework will be measured by new Community Land Trusts and other community-led housing groups coming forward. Once the project has been launched to communities Officers will use feedback from the communities and Local Authorities and make the necessary changes or address concerns that have been raised in order to ensure that the community-led homes are delivered.

10.0 COMBINED AUTHORITY DIRECTOR

The Community Land Trust project falls within the remit of the Housing & Communities Director

11.0 PROJECT MANAGER

The project is being led and managed through special project support via a secondment agreement with a constituent Council.

12.0 OTHER STAFF AND RESOURCES

Technical support will be provided to community-led housing groups by the Community Housing team, which will consist of 1 FTE Community Housing Programme Manager, 1 FTE Community Housing Officer and 1 PTE Community Housing Administrator.

There is a requirement for the Communications Team to assist officers in ensuring positive awareness of community-led housing among communities and Local Authorities.

1.0 COMMUNITY LAND TRUST OVERVIEW

i) What is a Community Land Trust?

Community Land Trusts (CLTs) are one form of community-led housing. They are a way for local communities to come together and establish a not-for-profit organisation to develop, own, and manage assets for community benefit. Other types of community-led housing include:

- Cohousing
- Cooperative housing
- Almshouses
- Group self-build or self-help housing
- Local housing charities
- Development trusts

Community-led housing is defined by three common principles, which have been agreed nationally by community-led housing platforms and endorsed by Homes England and the Ministry for Housing, Community and Local Governance. The three principles are as follows:

- 1) The community is integrally involved throughout the process in key decisions like what is provided, where, and for who. They don't necessarily have to initiate the conversation or build homes themselves.
- 2) There is a presumption that the community group will take a long-term formal role in the ownership, stewardship or management of the homes.
- 3) The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Whilst not limited to affordable housing, the Community Land Trust model lends itself to the provision of affordable homes that are secured for people with strong local connections to the area in which the homes are coming forward. All assets owned by a Community Land Trust are protected for community benefit in perpetuity via a statutory asset lock. CLTs tend to develop high-quality, design led schemes with high standards of energy efficiency. CLT affordable homes tend to be 'pepper-potted' throughout a development and schemes are often designed to be tenure-blind.

Community Land Trusts are defined in statute. The Housing & Regeneration Act 2008, Part 2, Chapter 1, Clause 79 states that "Community Land Trust" means a body corporate which satisfies the following two conditions:

"Condition 1 is that the body is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order –

- (a) to provide a benefit to the local community, and

- (b) to ensure that the assets are not sold or developed except in a manner which the trust's members think benefits the local community.

Condition 2 is that the body is established under arrangements which are expressly designed to ensure that –

- (a) any profits from its activities will be used to benefit the local community (otherwise than by being paid directly to members),
- (b) individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members), and
- (c) the members of the trust control it.”

Condition 1 provides what is known as a “statutory asset lock”. The statutory asset lock protects any assets owned or developed by a CLT for community benefit in perpetuity. Condition 2 ensures that CLTs will always be democratic in nature.

ii) Community-led housing in Cambridgeshire

Cambridgeshire is a nationally recognised leader in the community-led homes sector. There are a growing number of CLTs in Cambridgeshire, as well as Cohousing groups, Co-operatives, self-build groups, and Almshouse charities.

The Combined Authority Community Housing team are currently advising 17 legally incorporated Community Land Trusts. The achievements of these 17 Trusts are:

- 113 completed community-led homes, of which 39 are CLT-owned affordable homes
- 587 community-led homes with planning approval/ on site, of which 183 are affordable
- 181 community-led homes with planning applications submitted, of which 74 are affordable
- Many more in the pre-planning stages

CLTs also deliver community amenities. In Cambridgeshire some of the community amenities that have been or will be delivered include:

- Open green spaces
- Recreational facilities
- Land for new GP surgery
- Community allotments
- Community buildings
- Flexible work units
- Woodland area
- Homelessness provision
- Training and upskilling opportunities for local people
- New school buildings
- Improvements to local infrastructure (roads, train stations)

In the long-term, CLTs will have a consistent income stream which will be further reinvested into the community.

2.0 STRATEGIC CASE

The Housing Strategy (September 2018) recognises that there is a need to deliver genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing are out of reach.

Community Land Trusts (CLTs) are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet our housing objectives and respond to demand for cheaper housing for local people. CLTs are referenced as a means not only to deliver genuinely affordable housing but also as vehicles to potentially utilise the mechanism of land value capture.

On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of the CLT projects in the 2019/20 Business Plan and further agreed a total budget allocation of £250,000 to jointly progress both the CLT and £100K Home projects.

Community Land Trusts are a mechanism to deliver community-led housing. Community-led housing is an attractive and affordable alternative to conventional housing can be part of the answer; where communities come together to design and build affordable homes for the benefit of local households most in need.

The Combined Authority vision for Cambridgeshire and Peterborough is to have the most advanced community-led housing sector in the UK, where local people in confident, and resilient communities have access to the skills and expertise to create attractive local homes that they can genuinely afford.

Housing plays an important role in the growth of our local economy but across Cambridgeshire and Peterborough, too many young people and families are unable to stay in their communities, close to their place of work, because they cannot access decent housing that they can genuinely afford on their local incomes.

To support the 'scaling up' of community-led housing across Cambridgeshire and Peterborough, the Combined Authority can:

- mobilise public support for new homes;
- widen the range of housing products that are available, including homes for local people that are priced out of home ownership;
- boost community ownership of assets;
- diversify the local housebuilding market, building collaboration, innovation, skills and local supply chains;
- inspire stronger local communities with increased confidence, capacity and control.

3.0 COMBINED AUTHORITY INTERVENTION – FINANCIAL IMPLICATIONS

With an annual budget of £100,000 the Combined Authority will make two key interventions to enable new community-led housing groups to come forward and develop.

i) Start-up grant funding

In September 2020 the Combined Authority established a start-up grant fund of £5000 per group to enable new community-led housing groups to formally establish themselves. This grant fund meets a recently created gap in the market, whereby national start-up grant funding streams for community-led housing groups have come to an end.

Start-up grant funding will enable new groups to come forward, undertake early stage community engagement work, and take the steps required to become a legally incorporated body.

ii) Technical support

The Combined Authority Community Housing team will consist of 1 FTE Community Housing Programme Manager, 1 FTE Community Housing Officer and 1 PTE Community Housing Administrator. The team will provide technical and enabling support to community-led housing groups through the development journey. The areas in which the Community Housing team can provide support include the following:

Stage	Support Available
Initial Engagement	<ul style="list-style-type: none">• Initial meetings with community members, Local Authorities, Parish Councils and/or Neighbourhood Planning Groups• Help to raise awareness and knowledge of community-led housing
Group	<ul style="list-style-type: none">• Group development, recruitment, and governance• Legal options• Formal project scoping• Community engagement throughout development process• Business planning• Policy creation
Site	<ul style="list-style-type: none">• Finding a site – developing a site brief, investigating options• Acquisition and partnership options• Valuation, financial feasibility and viability• Engaging with Local Authorities
Plan	<ul style="list-style-type: none">• Understanding local planning policy and the National Planning Policy Framework• Agreeing contracts• Value engineering• Build options• Scheme design
Build	<ul style="list-style-type: none">• Contract management• Services provision• Build Expertise

Live	<ul style="list-style-type: none"> • Management – allocations, resales, relationships with housing associations and the local authority • Maintenance
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These interventions will enable the Combined Authority to build stronger communities who are equipped to undertake successful community-led housing projects. Once more Community Land Trusts are established the Combined Authority will be able to assess what other interventions are needed to enable the delivery of individual projects. Where necessary and relevant these projects will be subject to a separate business case which will be considered by the Combined Authority Board.

4.0 LEGAL IMPLICATIONS

The Community Housing team are fully indemnified for advice provided.

5.0 GOVERNANCE AND CONTROL

The Community Land Trust will follow the usual reporting requirements for key priorities identified in the 2019/20 Business Plan.

6.0 EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS

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

7.0 PARTNERSHIP WORKING

i) Eastern Community Homes

The Cambridgeshire & Peterborough Combined Authority is committed to working with relevant partners in the community-led housing sector. The Combined Authority is working in close partnership with the regional community-led housing Hub in the East of England, Eastern Community Homes, and provides the technical support to groups in Cambridgeshire.

Eastern Community Homes and the Combined Authority will shortly be releasing a joint offer to communities in Cambridgeshire, letting them know of the resources available to them should they wish to undertake a community-led housing project.

In 2021 and thereafter, Eastern Community Homes and the Cambridgeshire & Peterborough Combined Authority will continue to work together on events, awareness raising, funding opportunities, and strengthening the resources available to community-led housing groups.

ii) National sector bodies

The Cambridgeshire & Peterborough Combined Authority has a vision for most advanced community-led housing sector in the UK. Officers and elected members will continue to

engage with National sector bodies such as the National CLT Network and the Community Led Homes partnership to share best practice.

iii) Local Authorities

The Combined Authority will continue to engage with constituent Local Authorities to enable opportunities for community-led housing, and ensure community-led housing meets local objectives.

iv) Other partners

The Combined Authority Community Housing team works closely with other potential stakeholders and partners such as:

- Sub-Regional Housing Board
- Housing Associations
- Developers
- Landowners
- National and local grant funding bodies
- National and local loan funding bodies
- Professionals/ consultants (architects, land agents, etc.)



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 3.1

£70 million Cambridge City Council Affordable Housing Update

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided in March 2021.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

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

2. Background

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

3. Current Reporting Position & Programme Progress

- 3.1. Due to the Covid -19 pandemic, all construction work was halted for a period at the end of March. At the time of writing all sites are working however handover delays are anticipated as a result of work stopping and a slower pace of building to meet social distancing on site.
- 3.2. Cambridge City Council have advised that they will continue to provide update reports on progress against the £70m programme. These are issued to the Combined Authority once they have been through the City Councils scrutiny process. Due to the timings of the respective meetings the latest position reported on the Cambridge City programme may not always align with the CPCA Housing & Communities meeting, so the most recent report will be presented.
- 3.3. Cambridge City Council has made claims under this programme to October 2020 totalling £31,391,049 to date. The total claim to the CPCA is approx £26.4m as some funding has been paid direct to Cambs City, see comment in section 3.4.
- 3.4. The Ministry for Housing, Communities and Local Government (MHCLG) paid £17 million of the Devolution funding directly to the City Council in March 2020. The City Council will continue to report to the Combined Authority and future payment drawdown arrangements have been agreed until the £17m is used. Future funding through the combined authority is dependent upon provision of the outstanding funding under the £170m Affordable housing programme from MHCLG.

- 3.5. 270 net new units have Started on Site with 53 net new units Completed across eight sites. A further 193 are expected to start by March 2021.

Significant Implications

4. Financial Implications

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

5. Legal Implications

- 5.1 The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks.
- 5.2 The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

6. Appendices

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

7. Background Papers

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

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

Item

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

To:

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

Report by:

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

Wards affected:

All

Not a Key Decision

1. Executive Summary

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

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

2. Recommendations

The Executive Councillor is recommended to:

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

3. Background

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

4. Combined Authority

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

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

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

5. Delivery Programme

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

6. Profile of Start on Sites

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

Table 2: Start on Site Forecast Profile

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

7. Scheme details

7.1 Schemes Completed: Net gain 53 homes.

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



Colville Garages, July 2020

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

7.2 Schemes on Site: Net gain 270 homes.

7.2.1 Project updates

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



Mill Road, July 2020

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

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



Akeman Street, August 2020

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

7.3 Approved schemes; Nett gain 219 new homes

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

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

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

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

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

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

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

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

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

8 Update on the Modular Housing project

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

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

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

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

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

- 8.3 The Council is currently selecting a charity partner who will take on the housing management and ownership of the modular homes and work with the Housing Advice team to jointly allocate suitable residents to each scheme.
- 8.4 The HDA is working with the Estate Regeneration Scheme (EIS) to ensure that where residents in the vicinity of the modular homes have been affected by the loss of the garages, new parking facilities will be made available to the community.

9 Delivering Accessible Housing

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

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

9.3 Table 2: Wheelchair user homes

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

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

10. Sustainability

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

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

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

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

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

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

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

11. Risks

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

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

12. Implications

(A) Financial Implications

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

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

This is funded through four avenues:

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

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

(B) Staffing Implications

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

(C) Equality and Poverty Implications

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

(D) Environmental Implications

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

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

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

(G) Community Safety

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

13. Background papers

Background papers used in the preparation of this report:

- a) 23/06/2020 HSC report

14. Appendices

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

15. Inspection of papers

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

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

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

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

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



£100million Affordable Housing Update

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is being asked to:</p> <ul style="list-style-type: none">a) note the progress of the delivery of the £100m affordable housing programmeb) approve the prioritisation of existing funds with a focus on schemes that are expected to start on site before end March 2021 as listed in appendix 4 of the report and hold back on completing already unconditionally approved schemes as listed in appendix 5 of the report pending receipt of further monies from MHCLG.
Voting arrangements:	A simple majority of all Members

1.0 Purpose

- 1.1. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority (CA).
- 1.2. The Housing and Communities Committee currently receives performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme at every Committee meeting.
- 1.3. The report this month is also requesting approval to apply a priority for allocating existing funding to those schemes which are expected to start on site before end March 2021 whilst we await the receipt of further instalments of the £100m from MHCLG. This will help to ensure that schemes approved at the 9th November 2020 board that are about to start on site will not be at risk of being lost from the £100m affordable housing programme.

2.0 Programme Background

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The Affordable Housing Programme currently has 49 live schemes with allocated funding, of which 27 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 sites across Cambridgeshire and Peterborough.

3.0 Monitoring Under the Devolution Deal

- 3.1. As part of the monitoring arrangements for the Devolution Deal, government undertakes an annual review of progress with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). The first meeting for the yr. 2020/21 Annual Review took place on 8th September 2020, following which additional information has been provided. We have been chasing for a response about the release of future funding and confirmation of the programme completion date being as 31st March 2022, but at the time of writing this report despite numerous requests, BEIS have been unable to confirm the timing of the completion of the review.
- 3.2. £15m of the monies due for the £100m programme for the year 2019/20 was deferred following earlier review meetings in September 2019 and February 2020. A payment of £17m of devolution deal monies was made direct to Cambridge City Council for their £70m

programme. As referred in 3.1 we await written confirmation of the payment of the £15m from last year and the anticipated £30m to be received by the Combined Authority in this financial year.

- 3.3. At the 8th September 2020 meeting, MHCLG and BEIS confirmed that there was no disagreement over the decision to create the £40m revolving fund as this was clearly permitted by the original business case.

4.0 Financial Performance

- 4.1. Grant investment approved for Affordable Housing schemes to date is £56.4 million (of which £19.68 m was approved at Nov 20 committee and is subject to proceeding only when additional funding from MHCLG is received), with a further £51.1 million approved from the revolving fund, When that is 'cash flowed' the total drawdown should not exceed £40m at any one time. A total of £96.4 million (£40m revolving plus £56.4m grant) has been allocated to schemes to date. A list of the live schemes with CPCA Board or Committee approval including the revolving fund loans is attached as Appendix 1.
- 4.2. £56.6 million has been contractually committed, comprising £16.6 million in grants and the full revolving £40 million in loan funding. £39.8 million is in the process of being contracted. We have received £55m of the £100m so far and so are managing the cashflow in line with the comments in 4.3 below.
- 4.3. £45.2m (£8.4 million in grant and £36.8 million in loan) has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.
- 4.4. The loss of 297 units at Mere Fen has financial implications for the 60/40 financial split of the £100m for the programme if those units have to be replaced through grant at higher rates per unit.

5.0 £100m Programme Delivery

- 5.1. The Affordable Housing Programme currently has 49 schemes with allocated funding, of which 27 are in contract. 699 housing units have started on site to date and 239 homes completed.
- 5.2. We have been giving a greater focus into checking that those schemes that have already been approved will start on site by March 2022. This has identified 3 schemes that either in part or wholly will not in all likelihood start on site by March 2022 and these are listed in section 5.4 of this report under recent scheme unit withdrawals. We would specifically draw attention to units at Mere Fen Northstowe where Homes England have advised that 297 units that were originally expected to be counted in a total of 540 units will now not start on site before March 2022.

- 5.3. In total current live schemes comprising 1,681 units have been approved by Committee or Board. We are chasing those schemes and providers to deal with pre-construction issues as quickly as possible, to commence starts on site.
- 5.4. The graphs in Appendix 3 show the progress of the programme over time.
- 5.5. Scheme approvals at the 9th November 2020 Housing & Community Committee included.
- (a) Wickens, East Cambs – CHS will deliver 16 new affordable homes. Grant from Combined Authority approved for £640,000.
 - (b) Great Shelford CLT, South Cambs – will deliver 21 new affordable houses. Grant from Combined Authority approved for £1,008,000.
 - (c) Angels Park, South Cambs – Heylo will deliver 5 additional affordable houses. Grant from Combined Authority approved for £247,999.
 - (d) Springfield Av, March, Fenland – Clarion Housing will deliver 32 new affordable houses. Grant from Combined Authority approved for £1,560,000.
 - (e) Sandpit Road, Peterborough – Heylo will deliver 5 new affordable houses. Grant from Combined Authority approved for £237,804.
 - (f) British Sugar Way, Peterborough – CKH will deliver 74 new affordable houses. Grant from Combined Authority approved for £3,040,000.
 - (g) HUSK sites, Peterborough – CKH will deliver 19 new affordable houses. Grant from Combined Authority approved for £665,000.
 - (h) Perkins phase 2, Peterborough – CKH will deliver 96 new affordable houses. Grant from Combined Authority approved for £3,740,000.
 - (i) Old Motel Site, Stilton, Hunts – CKH will deliver 10 new affordable houses. Grant from Combined Authority approved for £420,000.
 - (j) Station Road, Littleport, East Cambs – CKH will deliver 39 new affordable houses. Grant from Combined Authority approved for £1,448,000.
 - (k) Oundle Road, Peterborough – Colliers will deliver 77 new affordable houses. Grant from Combined Authority approved for £3,830,725.
 - (l) Meldreth, South Cambs – Paradigm Housing will deliver 14 new affordable houses. Grant from Combined Authority approved for £645,000.
 - (m) High St, Needingworth, Hunts – CKH will deliver 45 new affordable houses. Grant from Combined Authority approved for £1,775,000.

5.6. Recent Scheme Unit Withdrawals:

- a) Whittlesford South Cambs, funding of £1,634,000 (approved 31/08/2018) for 43 potential units not progressing due to issues with site ownership and contamination.
- b) Staniland Court Werrington Peterborough (approved 31/07/2019), scheme sized reduced from original 88 units to 67 units to meet planning requirements, reduction of 22 units from grant approved scheme
- c) Mere Fen Northstowe, funding of £760,152 (approved 28/03/2018) for 540 units now reduced on the advice of Homes England that no more than 243 units will start on site by 31st March 2022, reduction of 293 units.

Affordable Housing tenancy profile

- 5.7. The profile of current portfolio of 1,681 units is as follows:
 Social rented units – 54
 Affordable rented units – 1014

Shared ownership units – 613
(£100k homes counted in shared ownership total)

Starts on Site

- 5.8. There have been 699 Starts on Site to date in total.
- 5.9. We anticipate more starts on site as soon as more schemes progress through reserved matters and contractor procurement.

Completions

- 5.10. The programme has so far delivered is 239 completed units, up from 89 in June 2020. 12 schemes have completed in some form, with another 2 schemes due to complete in the next few months.

Ensuring Progression of the maximum Number of starts on site by end March 2021

- 5.11. We are requesting approval to apply a priority for allocating existing funding to those schemes which are expected to start on site before end March 2021 whilst we await the receipt of further instalments of the £100m. This will help to ensure that schemes approved at the 9th November 2020 board that are about to start on site will not be at risk of being lost from the £100m affordable housing programme.
- 5.12. In order to do this without over committing our funding position, we propose that some of the schemes approved at 9th November board and listed in Appendix 4 be approved for immediate completion of grant agreement and progression, and that some of the schemes previously 'unconditionally' approved that are listed in Appendix 5 that are expected to start later in 2021 now be held back, pending receipt of the additional monies from MHCLG.

Forward Programme and Pipeline Development

- 5.13. There are appx 2,800 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 80% of those units not actually getting to the point of coming into the Combined Authority programme before March 2022, around a further 560 units could potentially be delivered from this pipeline. We will need a minimum of 319 units to come forward from this pipeline to deliver the programme target of 2,000 units.
- 5.14. In order to ensure delivery of the minimum 2,000 unit start on site target, we aspire to secure approval for in excess of this number in order to allow for the possibility of further approved schemes potentially not starting on site by 31st March 2022, building 'insurance' for the potential future loss of units into the programme. Therefore, to achieve this we need in excess of 319 further units to be approved in the programme.
- 5.15. 113 units are coming forward in other papers to housing committee for approval on 11th January 2020

- 5.16. 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 by the end of financial year 2020/21 and into the first half of 2021/22. If a national or significant regional Covid-19 lockdown is re-applied due to a spike in cases, there will be an impact that will need to be further assessed.
- 5.17. In addition to identified schemes, there may be opportunities for CA investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example the CLT scheme at Kennett in East Cambs.
- 5.18. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We monitor housing sites that are currently on the market and upon which we review if any housing toolbox action, specifically through potential future joint ventures might be appropriate using the CPCA development company Angle Developments (East) Ltd if the market might be considered as failing to deliver.

Communicating the Opportunity & £100k Homes

- 5.19. The mayoral £100k Homes home ownership initiative has been launched and the Combined Authority housing team is supporting this through housing toolbox activities as referred in the Sept 2018 Housing Strategy. Further info is available at www.100khomes.co.uk. The first 8 £100k homes will complete in Dec20/Jan 2021 at Fordham.
- 5.20. Just over 2500 people have signed up to the £100K Homes register. There have been 115 eligible applications for the £100K Homes in Fordham. Subsequent £100K Home completions are likely to be in the second half of 2021 and more are being negotiated.
- 5.21. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.
- 5.22. The Housing and Development Team communicates and meets with landowners, housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 5.23. Outstanding receipt of £45m of monies from BEIS/MHCLG and confirmation of the programme end date as being 31st March 2022. This includes continued inclusion of the now 243 affordable units that are still in the programme at Mere Fen, Northstowe, subject to the BEIS/MHCLG review outcome. The loss of units at Mere Fen has financial implications for the 60/40 split of the £100m programme if the units have to be replaced in the programme with grant units at a higher rate per unit.
- 5.24. Covid-19 disruption and economic impact currently represents a significant risk. Short and medium-term construction programme impacts are being felt. Wider economic and any structural issues for the housing market will be identified as the general economic impacts are recorded and assessed, specifically unemployment and income levels. There is evidence

that registered providers are more nervous about making decisions to proceed, particularly with schemes that involve shared ownership units. We may well see increasing situations of tenure conversion from market housing to various forms of affordable housing.

5.25. The CPCA programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and providers are keen to take up national allocations and deliver on their full obligations within that programme, as their performance will impact on future funding allocations. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

6.0 Performance of the £40m Revolving Fund Loan Book

- 6.1. The 5 loans under the revolving fund are proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5th August 2020. (the loans are listed on the bottom table in Appendix 1).
- 6.2. The loan extensions have been completed on the schemes with ECTC at Haddenham and MOD Ely. We expect the loan extensions on the 3 schemes with Laragh Homes to complete shortly.
- 6.3. The MOD Ely scheme made a £635,000 payment on 31st March 2020 following the sale of 2 units. Currently we understand several units are under offer/reserved where sales are progressing. The next projected re-payment of £1million from this scheme was expected in December 2020. On a positive note, £829,484 has already been received (early ahead of end December).
- 6.4. All other schemes are not yet at a stage where units are completing so that unit sales and loan repayments can be made. The next scheme where re-payments are due to start will be at Haddenham in May 2021. We understand that several units at Haddenham have been 'reserved' prior to practical completion so this is a good sign in giving confidence to the anticipated repayment profile. We also understand that several units in the Laragh homes scheme at Great Abingdon have also already been 'reserved' whilst under construction, again increasing confidence in the performance of the loan.

7.0 Financial Implications

- 7.1. There are no financial implications other than those covered in the body of the report. Appendix 1 shows the amount of money committed to the programme and alongside it the amount of money actually paid to date.

8.0 Legal Implications

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

- 8.2 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251)."
- 8.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

9.0 Appendices

- 9.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes December 2020
- 9.2. Appendix 2 – Distribution of £100m Housing Programme schemes
- 9.3. Appendix 3 – £100m Programme bar charts
- 9.4 Appendix 4 – SOS sites by March 2021 requiring funding release
- 9.5 Appendix 5 – Sites with finance to be suspended pending MHCLG release

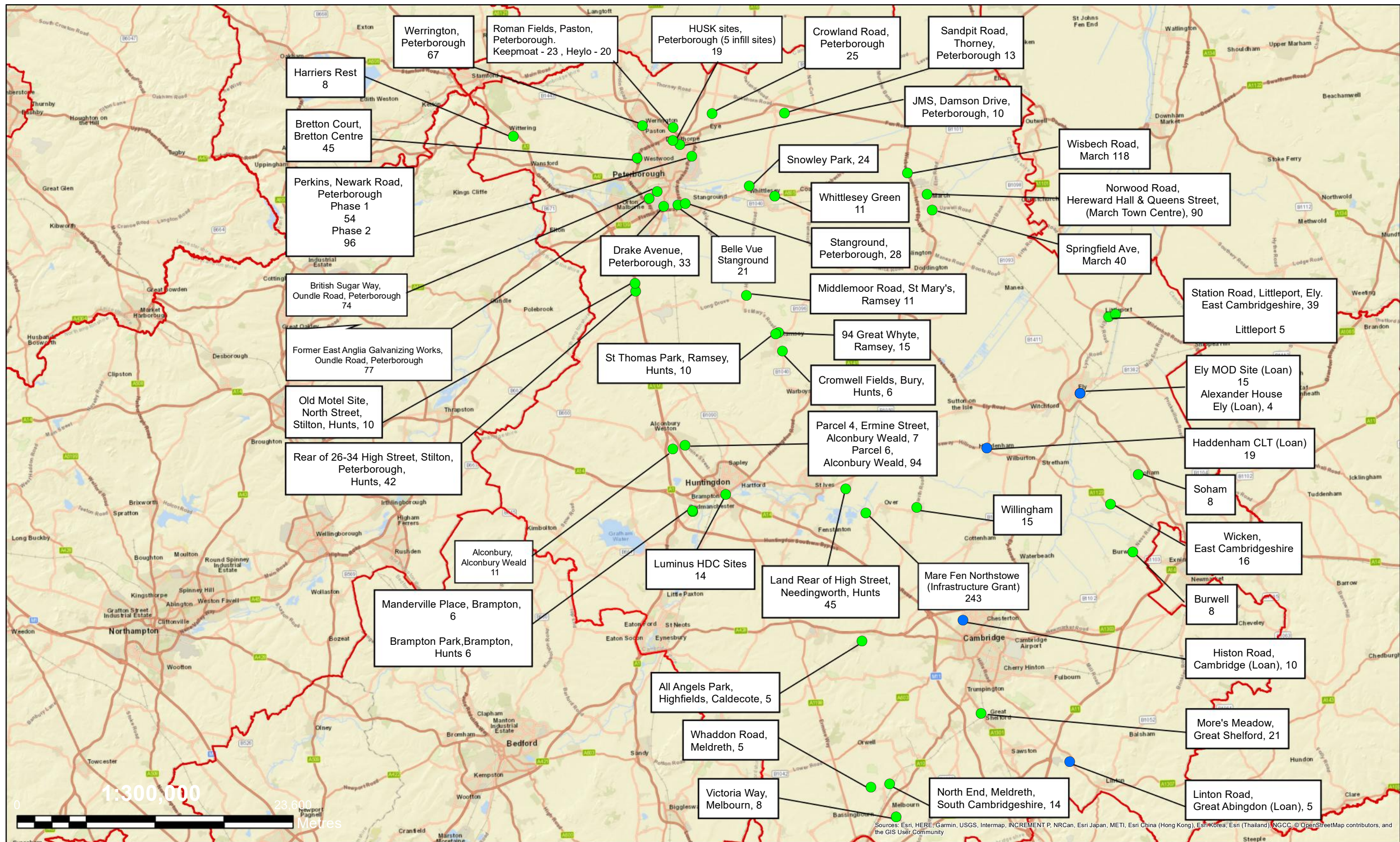
10.0 Background Papers

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

Cambridgeshire and Peterborough Combined Authority, 72 Market Street, Ely CB7 4LS
<http://cambridgeshirepeterborough-ca.gov.uk/>

Affordable Housing Grants																	
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed		8	
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed			5
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed			8
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed		15	
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed		8	
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed, all units handed over, grant claim due in August. Grant drawn down recd 3/9/20. £510,000. Completed			54
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	Completed		24	
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed		21	
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2021	3	£ 618,800	£ 309,400	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St. Stilton complete September 2020.	14		
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	243	28/03/2018	31/01/2020	243	TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SoS for infrastructure & 243 AH units confirmed contracted Jan 2020, using MMC, balance most likely by March 2022. Reduced overall 540 to 243 - 30/11/20.		120	123
Staniland Court, Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	67	67	01/07/2019	01/06/2021		TBA	31/12/2022		£ 2,927,900	£ -		As grant was for 88 units, was £3,845,600, prorata to 67 units at £2,927,900 - £43.7k per unit. Changes - Planning application submitted, Date for committee expected in Jan 21, GFA prepared but waiting for a positive planning officer recommendation before returning it. If successful, Exchange contracts Feb 21, SOS June 21, PC Dec 22. 23/11/20		67	
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020		25	
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	31/03/2021		01/09/2022	01/09/2022		£ 1,430,154	£ -		Planning delayed due to dealing with car parking issues, Draft grant agreement issued and encouraged to sign, but waiting on outcome of planning.		33	
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	30/09/2021		£ 215,000	£ 107,500	C	GFA recd, SOS stalled due to planning. SOS-23/11/20. First grant draw down made 1/12/2020.		4	1
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/06/2021		£ 600,000	£ 300,000	C	SOS 17th March 2020. GFA completed. £300,000 paid in grant draw down		15	
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -		Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA to be agreed		45	
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	30/06/2021		31/10/2022	31/06/2023		£ 4,542,000	£ -	C	GFA completed 31/7/20. Contracts exchanged, Planning application before end of Dec, Approval May 2021, Start on site June 2021, PC June 2023, change of dates updated. 23/11/20.	98		20
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	31/01/2021		31/01/2022	31/01/2022		£ 509,000	£ -		GFA pending. Project onhold currently with Chorus re-organising. S106 signed, and scheme getting sign off internally.	8		3
Rear of 26-34 High Street, Stilton, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	30/06/2021		30/09/2022	30/09/2022		£ 1,570,000	£ -		GFA to be finalised		10	32
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/12/2020	15	£ 819,800	£ 819,800	C	GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from AWW 7/10/2020			22
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Remains as Shared ownership. GFA signed and dated 15/9/2020. Grant changes to £245k from £315k. Units completed 28th of September 2020. Claim form recd 19/10/2020.			7
Brampton Park, Brampton, Hunts	ReSi	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	GFA Completed - site completed, grant drawdown, claim recd 30/9/20			6
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997		C	GFA completed. Completion docs to follow, 9 sold or STC, 1 reserved. All build complete. 7/10/20.			10
Whittlesey Green, Fenland/ Harriers Rest & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	3	£ 1,367,766		C	SOS on all sites, waiting on Larkfleet for info to complete GFA. 3 STC at Sandpit road 7/10/20. GFA signed and dated 19/11/2020.			32
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022		£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant.Paid 1st claim 17/9/20			23
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	30/06/2021		£ 430,500	£ 322,875	C	GFA completed 10/8/2020. Grant draw down for 75% recd. Paid 1st claim 17/9/20			10
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	GFA completed 8/9/2020, scheme completed. Payment for grant recd 22/9/2020.			20
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	31/12/2020		30/06/2021	30/06/2022		£ 4,425,000			GFA issued. Problems with U&C, some swaps of units. Nearing completion of GFA		65	29
33 a) Norwood Road, (March Town Centre)	Funding Affordable Homes HA	Fenlands DC	50	50	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 1,920,000			GFA issued. Problems with this site. £3,520,000 divided by 3 sites. 30 affordable rented and 20 shared ownership homes		30	20
33 b) Hereward Hall, March Town Centre	Funding Affordable Homes HA	Fenlands DC	19	19	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 760,000			GFA issued. This site has planning. 19 units for affordable rent.		19	0
33 c) Queens Street, March Town Centre	Funding Affordable Homes HA	Fenland DC	21	21	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 840,000			GFA issued. This site has planning. 21 units for affordable rent.		21	0
RAF Upwood, Ramsey Road, Bury	Evera	Hunts	106	64	22/06/2020	30/06/2021		31/12/2021	31/12/2024		£ 2,720,000			Grant Agreed, waiting on reserved matters. To agree and arranged GFA.	32		32
Stanground, Peterborough	Cross Keys Homes	Peterborough	28	28	22/06/2020	30/06/2021		31/12/2022	31/12/2022		£ 1,260,000			GFA issued, potential planning sensitivities. Full planning application to be submitted before Christmas. Anticipating SOS June 21.		28	
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	31/12/2021	31/12/2021		£ 640,000			GFA issued.		11	5
More's Meadow, Great Shelford,	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	28/02/2021		31/03/2022	31/03/2022		£ 1,008,000			GFA issued and near to agreement		21	
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/03/2021	01/03/2021		£ 247,999			GFA to be issued			5
Springfield Ave, March	Clarion Housing	Fenland	40	40	27/2/19 and 09/11/2020	31/03/2021		31/03/2023	31/03/2023		£ 2,000,000			Currently undergoing due diligence again, as first contractor failed. GFA issued. £440,000 Previously + £1,560,000 grant approval on 9/11/20		40	
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021		£ 237,804			New GFA issued, for additional units.			5
British Sugar Way, Oundle Road, Peterborough	CKH	Peterborough	74	74	09/11/2020	31/07/2021		01/04/2024	01/06/2024		£ 3,040,000			GFA to be issued and agreed. Reserved Matters Logged, SOS July 21.		45	29
HUSK sites, Peterborough (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	31/01/2021		31/03/2022	31/03/2022		£ 665,000			GFA to be issued and agreed. Appointing contractor and SOS Jan.		19	

Perkins, Phase 2, Newark Road, Peterborough	CKH	Peterborough	96	96	09/11/2020	01/03/2021		01/01/2023	31/03/2023		£	3,740,000			GFA to be issued and agreed. Full PC on site due shortly, and original contractor Vistry will develop out scheme. Expected SOS Feb- Mar 21.			38	58
Old Motel Site, North Street, Stilton, Hunts.	CKH	Huntingdonshire	10	10	09/11/2020	30/06/2021		31/03/2022	31/03/2022		£	420,000			GFA to be issued and agreed. Received full planning, but Reserved Matters. SOS Jun21.			5	5
Station Road, Littleport, Ely. East Cambridgeshire	CKH	East Cambs	39	39	09/11/2020	01/06/2021		01/07/2023	30/09/2023		£	1,448,000			GFA to be issued and agreed. Legals for acquisition of site and formalising Reserved matters application, SOS May - Jun 21.			20	19
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	Colliers/?	Peterborough	77	77	09/11/2020	31/12/2021		30/09/2023	31/12/2023		£	3,830,725			GFA to be issued and agreed. To pre- app for planning.			54	23
North End, Meldreth, South Cambridgeshire	Paradigm Housing	South Cambs	14	14	09/11/2020	01/01/2022		30/09/2022	30/09/2022		£	645,000			GFA issued and application needs to go to planning.			7	7
Land Rear of High Street, Needingworth, Hunts	CKH	Huntingdonshire	45	45	09/11/2020	31/05/2021		31/01/2023	31/01/2023		£	1,775,000			GFA to be issued and agreed. Formal Reserved matters in Jan 21, SOS May - Jun 21.			20	25
			6586	1628			646		232		£	56,404,099	£	8,435,452			54	990	584
Loan or other Toolbox Investments														Net Drawdown					
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023		£	6,500,000	£	4,346,525	C	Variation to facility completed, ongoing monthly drawdowns, 5 sales units reserved		17	2
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	7	£	24,400,000	£	23,416,702	C	Variation to facility completed, ongoing monthly drawdowns, repayments from 5 unit sales received , 7 units reserved			15
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	31/03/2021		£	4,840,000	£	2,733,326	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to 07/02/2022 being documented			4
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	5	27/11/2019	28/02/2020	5	31/03/2021	31/05/2021		£	5,780,000	£	2,543,957	C	Ongoing monthly drawdowns, variation to 24/05/2022 being documented. Units being reserved off plan.			5
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	31/03/2022		£	9,647,000	£	3,524,079	C	Ongoing monthly drawdowns, variation to 07/05/2023 being documented		7	3
Sub-total Toolbox Investments			213	53			53				£	51,167,000	£	36,564,589			0	24	29
Programme Totals			6799	1681			699		239		£	107,571,099	£	45,000,041			54	1014	613



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

NOTES:

- Grant
- Loan

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Client

Cambridgeshire and Peterborough Combined Authority

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY

Page 77 of 106

Suitability Description:			
Issued for Information			
Designed	A Petric	Date 26Nov2020	Signed
Drawn	A Petric	Date 26Nov2020	Signed
Checked	P Hamer	Date 26Nov2020	Signed
Approved	J White	Date 26Nov2020	Signed
Scale:	1:300,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	

PROJECT:

Cambridgeshire and Peterborough

TITLE:

Distribution of Approved Housing Grant Funding, November 2020

ARCADIS

Registered office:
Arcadis House
34 York Way,
London
N1 9AB

Cordinating Office:
3rd Floor
Charter House
62-68 Hills Road
Cambridge CB2 1LA

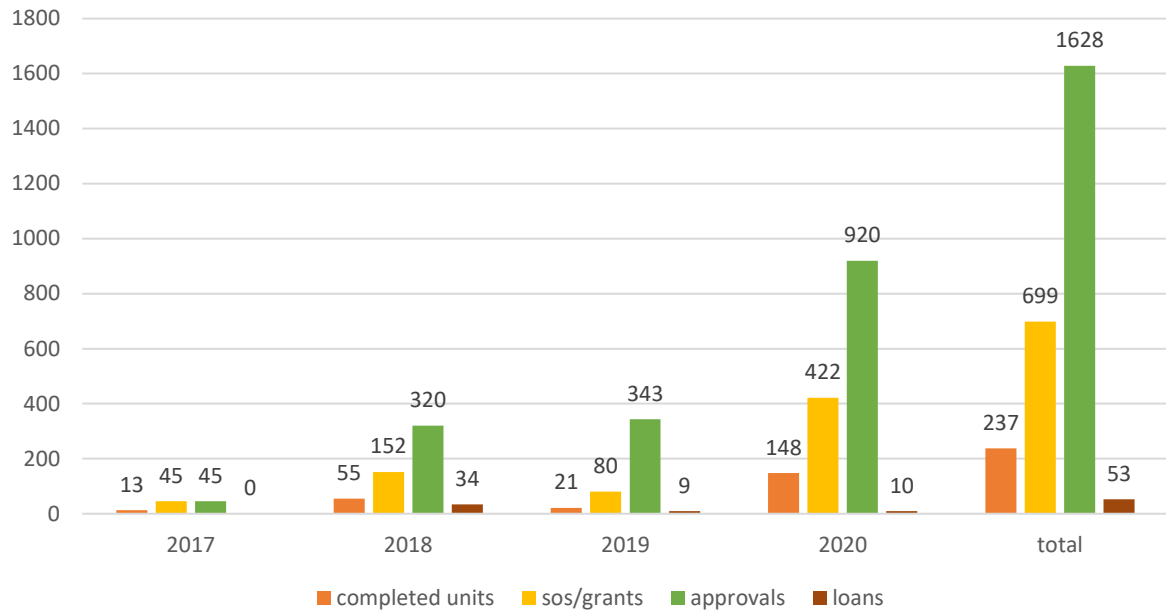
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Revision: 01

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Completions, SOS and Approvals 2017-2020.



SOS SITES BY MARCH 2021

SOS SITES BEFORE March 2021																	
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAQ & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	31/12/2021	31/12/2021		£ 640,000			GFA issued.		11	5
More's Meadow, Great Shelford, All Angels Park, Highfields, Caldecote.	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	28/02/2021		31/03/2022	31/03/2022		£ 1,008,000			GFA issued and near to agreement, final version provided for signing. 16/12/20.		21	
	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/03/2021	01/03/2021		£ 247,999			GFA to be issued			5
Springfield Avenue	Clarion Housing	Fenland	40	40	27/2/19 and 09/11/2020	31/03/2021		31/03/2023	31/03/2023	£ 2,000,000				Currently undergoing due diligence again, as first contractor failed. GFA issued. £440,000 Previously + £1,560,000 grant approval on 9/11/20. GFA returned with amendments and signing. 16/12/20.		40	
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021		£ 237,804			New GFA issued, for additional units.			5
HUSK sites, Peterborough (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	31/01/2021		31/03/2022	31/03/2022		£ 665,000			GFA to be issued and agreed. Appointing contractor and SOS Jan.		19	
														GFA to be issued and agreed. Full PC on site due shortly, and original contractor Vistry will develop out scheme. Expected SOS Feb- Mar 21.			
Perkins, Phase 2, Newark Road, Peterborough	CKH	Peterborough	96	96	09/11/2020	01/03/2021		01/01/2023	31/03/2023		£ 3,740,000					38	58
Total											£ 8,538,803						

SUSPENDED SITES pending release of monies by MHCLG

SUSPENDED SITES pending release of monies by MHCLG

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Staniland Court, Werrington	Funding Affordable Homes HA	Peterborough	67	67	01/07/2019	01/06/2021		TBA	31/12/2022		£ 2,927,900	£ -		As grant was for 68 units, was £3,845,600, prorata to 67 units at £2,927,900 - £43.7k per unit. Changes - Planning application submitted. Date for committee expected in Jan 21. GFA prepared but waiting for a positive planning officer recommendation before returning it. If successful, Exchange contracts Feb 21. SCOS June 21. PC Dec 22. 23/11/20		67	
33 a) Norwood Road, (March Town Centre)	Funding Affordable Homes HA	Ferlands DC	50	50	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 1,920,000			GFA issued. Problems with this site. £3,520,000 divided by 3 sites. 30 affordable rented and 20 shared ownership homes		30	20
33 b) Hereward Hall, (March Town Centre)	Funding Affordable Homes HA	Ferlands DC	19	19	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 760,000			GFA issued. This site has planning. 19 units for affordable rent.		19	0
33 c) Queens Street, (March Town Centre)	Funding Affordable Homes HA	Ferlands DC	21	21	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 840,000			GFA issued. This site has planning. 21 units for affordable rent.		21	0
RAF Upwood, Ramsey Road, Bury	Evera	Hunts	106	64	22/06/2020	30/06/2021		31/12/2021	31/12/2024		£ 2,720,000			Grant Agreed, waiting on reserved matters. To agree and arranged GFA.	32		32
Starground, Peterborough	Cross Keys Homes	Peterborough	28	28	22/06/2020	30/06/2021		31/12/2022	31/12/2022		£ 1,260,000			GFA issued, potential planning sensitivities. Full planning application to be submitted before Christmas. Anticipating SCOS June 21.		28	
Total											£ 10,427,900						



£100m Affordable Housing Programme, Scheme Approval for Wisbech Road, Littleport. East Cambridgeshire.

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	This report contains appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director of Development and Housing
Key decision:	Yes
Forward Plan ref:	2020/083
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Committing grant funding of £1,576,000 from the £100m Affordable Housing programme to enable delivery of 38 additional affordable homes comprising a mix of rented and shared ownership homes in East Cambridgeshire. Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 **A grant from the Combined Authority's Affordable Housing Programme of £1,576,000 is sought for an additionality of 38 homes, 28 at an affordable rent and 10 shared ownership units at Wisbech Road, Littleport, East Cambridgeshire.**

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed site requesting grant from the £100m Affordable Housing Programme is **Wisbech Road, Littleport, in East Cambridgeshire**. This site is zoned for residential use. Detailed Planning Approval is expected end of May 2021, land purchase completed shortly thereafter, with an expected Start on Site in July 2021.
- 2.4 All 38 homes will be delivered through support of the grant. This is a 100% affordable housing 'windfall' site. Through grant support we are enabling the delivery of an all-affordable housing scheme, 28 homes will be rented homes and 10 homes will be shared ownership. The rents will be capped at LHA rent levels within ECDC.
- 2.5 The grant will enable a mixed tenure affordable housing scheme to be delivered with the majority of homes for Affordable rent. This is an opportunity to deliver a quality new build scheme for affordable housing in an area of housing need on a greenfield, privately owned site. The scheme will be constructed to produce modern sustainable and energy efficient homes while providing local employment for sub trades and adding value to the local economy.
- 2.6 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
AFFORDABLE RENT					
14 x 2-bedroom 4 person	14	74	79	No	94%
12 x 3-bedroom 5 person	12	85	93	No	91%

2 x 4-bedroom 6 person	2	102	106	No	96%
	28				
SHARED OWNERSHIP					
5 x 2-bedroom 4 person	5	74	79	No	94%
4 x 3-bedroom 5 person	4	85	93	No	91%
1 x 4-bedroom 6 person	1	102	106	No	96%
	10				
Total	38				

- 2.7 Funding Affordable Homes Housing Association (FAHHA) seeks to increase the supply of affordable homes by providing the forward funding to enable new properties to be built and managed by established housing associations.
- 2.8 Funding Affordable Homes is a social impact company which builds and acquires affordable housing to deliver financial and social returns for both communities and investors. They invest directly in affordable homes typically taking a freehold interest and working across different strategies to enhance diversification and broaden the social delivery.
- 2.9 The Housing Enabling Officer for East Cambridgeshire District Council is supportive of the homes coming through and is happy with the mix of housing in the scheme, as it helps increase the supply of suitable accommodation in their borough. This will benefit the need for the people in East Cambridgeshire and will ensure that local people will acquire the shared ownership housing, as part of the application process. The allocations policy is available to view [here](#)

Significant Implications

3. Financial Implications

Additionality case for Combined Authority Funding

3.1 The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 38 additional rented and shared ownership units in East Cambridgeshire.
- **This site is a 100% affordable housing scheme with no market housing provision and is therefore all counted as additional as without the grant the scheme will not be delivered.**

Proposed Condition of Grant Approval

It is proposed that the grant of £1,576,000 will help with the delivery of 38 new homes. 28 affordable rented and 10 shared ownership in Littleport, East Cambridgeshire, subject to the following conditions: -

Pre-contract: -

- Evidence of planning permission received no later than **June 2021**

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

- ii. To provide grant draw down, once start on site has been confirmed and evidenced, by no later than **August 21**.
- iii. To provide grant draw down once practical completion has been established.

3.2 The CPCA grant will enable an additional 38 affordable units to be provided as part of the CPCA 2000 starts on site homes target by March 2022.

3.3 Supporting this application by providing £1,576,000 from the Affordable Housing Programme is at an average grant rate of £41.4k per unit for this scheme.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Jan 2021 Committee	46	1,628	56,404,099
PROPOSED SCHEME FOR JANUARY 2021 COMMITTEE APPROVAL			
Wisbech Road, Littleport, East Cambridgeshire	1	38	1,576,000
Total Affordable Housing Grants if approved by Board	47	1,666	57,980,099

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

Maximum Net Loan
Value

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

TOTAL IF JAN 2021 SCHEME IS APPROVED	52	1,719	97,826,916
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4. Legal Implications

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

2017/251).

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

5. Other Significant Implications

- 5.1 None.

6. Appendices

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

7. Background Papers

- 7.1 Housing Strategy September 2018 - [CA Board September 2018](#)



£100m Affordable Housing Programme, Scheme Approval – Luminus Cluster site, Phase 2. Huntingdonshire.

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	This report contains an appendix/ appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director of Housing and Development
Key decision:	Yes
Forward Plan ref:	2020/083
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Commit grant funding of £749,000 from the £100m Affordable Housing programme to enable delivery of 15 additional affordable homes, all for social rent in Huntingdonshire. Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Housing Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 **A grant from the Combined Authority's Affordable Housing Programme of £749,000 is sought for an additionality of 15 socially rented homes, at 7 individual sites, (Luminus sites, Phase 2) across Huntingdonshire.**

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed scheme requesting grant from the £100m Affordable Housing Programme is for 7 infill sites, being identified as **the Luminus Cluster sites, Phase 2**. All sites have planning consent, and all the units will be for social rent.
- 2.4 All units in the proposal are to be developed in accordance with Category 2 - Accessible & Adaptable Dwellings, with the exception of one unit which is a house at High Leys, St Ives, which is intended for adults with learning disabilities. This property is a Category 3, being a wheelchair and adaptable unit.
- 2.5 The 15 units would not be delivered as affordable housing without this subsidy; these units would be anticipated as being developed as market homes if a grant were not being provided.
- 2.6 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
2 bed/4-person house	3	84	79	Y	106%
3 bed/5-person house	2	85	93	N	91%
4 bed/7-person house	1	138	115	Y	120%
2 bed/4-person house	2	76	79	N	96%
2 bed/4-person house	2	82	79	Y	104%

3 bed/5-person house	1	101	93	Y	109%
2 bed/4-person house	2	77	79	N	97%
3 bed/4-person house	2	84	84	Y	100%
Total	15				

Chorus Homes.

- 2.7 Chorus Homes has become part of the Places for People Group. It has since expanded its offering, supporting communities, and building many new homes across Cambridgeshire area and beyond. Chorus Homes Group are based in Huntingdonshire and work closely with Huntingdonshire Council. They are already developing a separate portfolio of infill sites.
- 2.8 The Housing Enabling officer for Huntingdonshire DC has advised that all sites have planning consent and is making use of brownfield sites in and around Huntingdonshire. The officer was supportive of the units being social rented properties as this was creating a valuable contribution to the affordable housing needs of the district. The allocations policy can be found [here](#).

Significant Implications

3. Financial Implications

Additionality case for Combined Authority Funding

3.1 The proposed scheme offers the following additionality:

- The grant will enable an additional 15 social rented units to be provided as part of the CPCA 2000 starts on site homes target by 31st March 2022.
- **These units will be built on an unused, brownfield, infill and redundant sites that would otherwise be developed for market housing. It is all counted as additional as without the grant the scheme will not be delivered.**

3.2 Proposed Condition of Grant Approval

It is proposed that the grant of £749,000 will help with the delivery of 15 social rented new homes, subject to the following conditions: -

Pre-contract: -

- i. Chorus board approval is required for the 7 sites once firm contract costs have been received. This will not affect the grant rate.

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

- ii. To provide grant draw down, once start on site has been confirmed and evidenced.
- iii. To provide grant draw down once practical completion has been established.

CPCA subsidy is to be match funded from Chorus Homes.

- 3.3 Supporting this application by providing £749,000 from the Affordable Housing Programme is at an average grant rate of £49.9k per unit for this scheme.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Jan 2021 Committee	46	1,628	56,404,099
PROPOSED SCHEME FOR JANUARY 2021 COMMITTEE APPROVAL			
Wisbech Road, Littleport, East Cambridgeshire	1	38	1,576,000
Luminus sites, Phase 2, Huntingdonshire	1	15	749,000
Total Affordable Housing Grants if approved by Board	48	1,681	58,729,099

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £34.9k

**Maximum Net Loan
Value**

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

TOTAL IF JAN 2021 SCHEME IS APPROVED	53	1,734	98,575,916
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4. Legal Implications

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

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

5. Other Significant Implications

- 5.1 None.

6. Appendices

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

7. Background Papers

- 7.1 Housing Strategy September 2018 - [CA Board September 2018](#)



£100m Affordable Housing Programme, Scheme Approval – Great Haddon, Off London Road, Yaxley, Peterborough.

To: Housing and Communities Committee

Meeting Date: 11 January 2021

Public report: This report contains an appendix/ appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.

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

From: Roger Thompson, Director of Housing and Development

Key decision: Yes

Forward Plan ref: 2020/083

Recommendations: The Housing and Communities Committee is recommended to:

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

Voting arrangements: A simple majority of all Members.

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Housing Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 **A grant from the Combined Authority's Affordable Housing Programme of £2,270,000 is sought for an additionality of 60 affordable units, 17 affordable rented units and 43 shared ownership units, which will be enabled by the CPCA grant.**

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed site requesting grant from the £100m Affordable Housing Programme is **Great Haddon, Off London Road, Yaxley, Peterborough**. This site has outline planning consent, under reference: 09/01368/OUT granted in June 2018. No planning conditions yet discharged.
- 2.4 Phase 1 which has 347 units in total, is being developed by Countryside Properties. 60 additional units would not be delivered as affordable housing without this grant as the grant is enabling a tenure conversion from market to affordable housing units.
- 2.5 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Affordable rent					
2 bed/4person house	3	68.93	79	N	87%
3 bed/5person house	12	83.61	93	N	90%
4 bed/7person house	2	110.74	115	N	96.3%
Shared ownership	17				
2 bed/4person house	23	68.93	79	N	87%
2 bed/4person house	3	76.36	79	N	97%
3 bed/5person house	17	83.61	93	N	90%
	43				
Total	60				

- 2.6 Rents will be set at 80% of market rent including service charges, capped at Local Housing Allowance rates.

Cross Key Homes.

- 2.7 Cross Key Homes are based in Peterborough and cover a wide area across most of the CPCA area. Cross Keys Homes is one of our main providers of affordable housing in the CPCA and have existing schemes being delivered with CPCA. They work closely with to ensure they provide adequate housing in and across the region.
- 2.8 The Housing Enabling officer for Peterborough City Council has advised that the additionality achieved by funding these 60 units is very welcome and will enable PCC's planning policy level of 30% affordable housing to be delivered on this phase of the site, rather than the considerably reduced delivery rate of 16% secured through planning in the S.106 agreement. The allocations policy can be found [here](#).

Significant Implications

3. Financial Implications

3.1 Additionality case for Combined Authority Funding

The proposed scheme offers the following additionality:

- **CPCA grant will enable an additional 60 units to be converted from market to affordable units, over and above the requirements of the existing S106 agreement.**

3.2 Proposed Conditions of Grant Approval

It is proposed that the grant of £2,270,000 will help with the delivery of 60 tenure conversion homes, subject to the following conditions: -

Conditionality: -

- The release of monies from another already approved grant scheme being confirmed as not progressing, that will result in the total grant monies committed to the grant programme being no more than £60 million with the inclusion of this scheme.** Upon confirmation of this, the grant agreement will be progressed, and Housing committee kept informed through the £100m Affordable housing programme update reports that are provided at every Housing Committee meeting.

Pre-contract: -

- Cross Keys Homes have internal approvals to achieve from their Growth Board, anticipated in January 2021, Development Committee anticipated February 2021, and Main Board anticipated later in February 2021.

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

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

3.3 Supporting this application by providing £2,270,000 from the Affordable Housing Programme is at an average grant rate of £37.8k per unit for this scheme

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Jan 2021 Committee	46	1,628	56,404,099
PROPOSED SCHEME FOR JANUARY 2021 COMMITTEE APPROVAL			
Wisbech Road, Littleport, East Cambridgeshire	1	38	1,576,000
Luminus sites, Phase 2, Huntingdonshire	1	15	749,000
Great Haddon, Off London Road, Yaxley, Peterborough	1	60	2,270,000
Total Affordable Housing Grants if approved by Board	49	1,741	60,999,099

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT*

£35.0k

Maximum Net Loan
Value

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

TOTAL IF JAN 2021 SCHEME IS APPROVED	54	1,794	100,845,916
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4. Legal Implications

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

5. Other Significant Implications

- 5.1 none.

6. Appendices

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

7. Background Papers

- 7.1 Housing Strategy September 2018 - [CA Board September 2018](#)



Update on Community Land Trusts and £100k Homes

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Emma Grima, Director Commercial
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is recommended to: a) Note the update provided in this report
Voting arrangements:	A simple majority of all Members

1. Purpose

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

2. Background

2.1 Community Land Trusts

On 11 September 2020 (Agenda Item 2.1) Committee approved the Community Land Trust Set-Up Grant Criteria. This grant will assist communities, wanting to bring forward community-led housing, with set-up costs.

- 2.1.1 The Business Case for CLTs is being considered in a separate item. The business case does not seek to identify all of the interventions that could be made by the Combined Authority to assist with the 'scaling up' of Community-led Housing. It focuses on two key early stage interventions. Once more CLTs come to fruition, Officers will be able to work with established and newly established CLTs across Cambridgeshire and Peterborough to evaluate what further interventions may be needed to facilitate community-led development.
- 2.1.2 Future updates to committee will focus on where the Combined Authority is engaging with communities and any progress that is made with established CLTs.

2.2 £100k Homes

- 2.2.1 On 11 September 2020 (Agenda Item 2.2) Committee approved the £100k Homes Allocation Policy. This was a key milestone for the Combined Authority as it set out the eligibility criteria for who can benefit from these affordable homes.
- 2.2.2 Commenced sites- To date the Combined Authority has worked with developers and Local Authorities to secure three sites; Ely, Fordham and Great Abington.

Alexander House, Ely- 4 x 1-bed units will be provided in Ely. Refurbishment work is underway and a timetable for anticipated completion will be provided in the coming weeks. This will enable the Combined Authority to assess when to launch an expression of interest for the properties.

Rayners Green, Fordham- 8 x 1-bed units are being sold as £100k Homes. All 8 of these properties are due to complete in the coming weeks. Through the allocation process the Combined Authority has provided the developer with 8 eligible buyers. 7 of those buyers have reserved and are going through the sales process.

This is the first site delivering £100k Homes. Once all 8 of the properties have been sold and occupied Officers will carry out an evaluation to assess whether there are any changes that need to be made to the process of securing and allocating the sites. This evaluation will be reported to committee at a future meeting.

Great Abingdon- 4 x 1-bed units will be provided in Great Abingdon. Construction of the site is now underway and a timetable for anticipate completion will be provided in the coming weeks. This will enable the Combined Authority to assess when to launch an expression of interest for the properties.

2.2.3 Secured sites

To date the Combined Authority has worked with a developer to secure a site in Cambridge. It is expected that this site will commence early in the New Year and will provide 3 x 1-bed properties.

2.2.4 Future pipeline

Officers are actively discussing £100k Homes with various agents and developers who have shown positive interest. So far, discussions have focused on the concept of legal and financial practicalities of delivering £100k Homes. Going forward any discussions about specific sites will include the relevant Local Authority.

Significant Implications

3. Financial Implications

3.1 There are no financial implications arising from this update.

4. Legal Implications

4.1 There are no legal implications arising from this update.

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

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

5. Other Significant Implications

5.1 None identified.

6. Appendices

6.1 None

7. Background Papers

7.1 None