

| Scheme Name   | Brief Description                   | Provider / Lead Partner     | LA           | No. Units in whole scheme | No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22 | Status<br>P = Proposed<br>PA = Pipeline & CPCA Approved<br>C = Contracted | CPCA Funding approval date (if approved) | Target CPCA Funding approval date (i.e. Housing committee) | Target MHCLG Approval Date (ASAP or other) | Starts on Site date | Completion Date   | Proposed funding | Payment Phasing | Expected mid phase payment date | Final Payment Date same as completion date (detail if different) | Intervention rate for Scheme (=M/F) | Social Rented | Rented | Shared Ownership | CPCA assessed Additionality 'test' met | CPCA assessed Start on Site* achievable by 31 March 2022. | Notes   |
|---|-------------------------------------|-----------------------------|--------------|---------------------------|---|---|--|--|--|---------------------|-------------------|------------------|-----------------|---------------------------------|--|-------------------------------------|---------------|--------|------------------|--|---|---|
| <b>CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22</b>          |                                     |                             |              |                           |   |   |  |  |  |                     |                   |                  |                 |                                 |  |                                     |               |        |                  |  |   |   |
| Staniland Court, Werrington, Peterborough                       | new development                     | Funding Affordable Homes HA | Peterborough | 60                        | 60  | PA  | 01/07/2019                               | 01/07/2019   | 28/05/2021                                 | 31/10/2021          | 31/12/2022        | £ 2,622,000      | 50 / 50         | n/a                             | Yes  | £ 43,700                            |               | 60     |                  | Yes                                    | Yes   | Planning decision expected May 21   |
| Wisbech Road, March   | development on greenfield site      | Funding Affordable Homes HA | Fenlands     | 118                       | 118   | C   | 11/11/2019                               | 11/11/2019   | 30/04/2021                                 | 30/09/2021          | 31/08/2023        | £ 4,542,000      | 25/50/25        | n/a                             | Yes  | £ 38,492                            |               | 98     | 20               | Yes                                    | Yes   | Contract signed yet to SOS  |
| Rear of 26-34 High Street, Stilton, Hunts                       | back of high street                 | CKH                         | Hunts        | 70                        | 42  | PA  | 13/01/2020                               | 13/01/2020   | 09/06/2021                                 | 30/10/2021          | 30/09/2022        | £ 1,570,000      | 50/50           | n/a                             | Yes  | £ 37,381                            |               | 10     | 32               | Yes                                    | Yes   | Yet to contract but dates agreed in principle. Final RM and conversations with developers of confident start. |
| 33 a) Norwood Road, (March Town Centre)                         | infill site                         | Funding Affordable Homes HA | Fenlands     | 50                        | 50  | PA  | 22/06/2020                               | 22/06/2020   | 09/06/2021                                 | 31/03/2022          | 31/12/2023        | £ 1,920,000      | 50/50           | n/a                             | Yes  | £ 38,400                            |               | 30     | 20               | Yes                                    | Yes   | Ongoing resolutions with This Land, around engineering problems on two sites.                                 |
| 33 b) Hereward Hall, March Town Centre                          | infill site                         | Funding Affordable Homes HA | Fenlands     | 19                        | 19  | PA  | 22/06/2020                               | 22/06/2020   | 09/06/2021                                 | 31/03/2022          | 31/03/2023        | £ 760,000        | 50/50           | n/a                             | Yes  | £ 40,000                            |               | 19     | 0                | Yes                                    | Yes   | Ongoing resolutions with This Land, around engineering problems on two sites.                                 |
| 33 c) Queens Street, March Town Centre                          | infill site                         | Funding Affordable Homes HA | Fenlands     | 21                        | 21  | PA  | 22/06/2020                               | 22/06/2020   | 09/06/2021                                 | 31/03/2022          | 31/12/2022        | £ 840,000        | 50/50           | n/a                             | Yes  | £ 40,000                            |               | 21     | 0                | Yes                                    | Yes   | Ongoing resolutions with This Land, around engineering problems on two sites.                                 |
| Stanground, Peterborough  | brownfield site                     | CKH                         | Peterborough | 26                        | 26  | PA  | 22/06/2020                               | 22/06/2020   | 28/05/2021                                 | 31/08/2021          | 31/12/2022        | £ 1,170,000      | 50/50           | n/a                             | Yes  | £ 45,000                            |               | 26     | 0                | Yes                                    | Yes   | Gone to planning and contractors procurement underway, and confident of SOS by Aug 21                         |
| British Sugar Way, Oundle Road, Peterborough                    | brownfield site                     | CKH                         | Peterborough | 74                        | 74  | PA  | 09/11/2020                               | 09/11/2020   | 28/05/2021                                 | 31/08/2021          | 01/06/2024        | £ 3,040,000      | 50/50           | n/a                             | Yes  | £ 41,081                            |               | 45     | 29               | Yes                                    | Yes   | In for Reserved Matters, contractors are with Vistry. Confident of SOS is Aug 21.                             |
| Perkins, Phase 2, Newark Road, Peterborough                     | brownfield site                     | CKH                         | Peterborough | 96                        | 96  | PA  | 09/11/2020                               | 09/11/2020   | 30/04/2021                                 | 31/05/2021          | 31/03/2023        | £ 3,740,000      | 50/50           | n/a                             | Yes  | £ 38,958                            |               | 38     | 58               | Yes                                    | Yes   | Planning consent given, contractors Vistry imminent SOS, May 21.  |
| Old Motel Site, North Street, Stilton, Hunts                    | old motel site                      | CKH                         | Hunts        | 10                        | 10  | PA  | 09/11/2020                               | 09/11/2020   | 09/06/2021                                 | 31/01/2022          | 31/01/2023        | £ 420,000        | 50/50           | n/a                             | Yes  | £ 42,000                            |               | 5      | 5                | Yes                                    | Yes   | Redesign of site, therefore delay for SOS.  |
| Station Road, Littleport, Ely, East Cambridgeshire              | greenfield site                     | CKH                         | East Cambs   | 37                        | 37  | PA  | 09/11/2020                               | 09/11/2020   | 09/06/2021                                 | 30/09/2021          | 30/09/2023        | £ 1,373,743      | 50/50           | n/a                             | Yes  | £ 37,128                            |               | 20     | 19               | Yes                                    | Yes   | Outline planning, design needed, entering into contract with contractor                                       |
| Land Rear of High Street, Needingworth, Hunts                   | back of high street                 | CKH                         | Hunts        | 45                        | 45  | PA  | 09/11/2020                               | 09/11/2020   | 09/06/2021                                 | 31/10/2021          | 31/01/2023        | £ 1,775,000      | 50/50           | n/a                             | Yes  | £ 39,444                            |               | 20     | 25               | Yes                                    | Yes   | In for RM, contract with Vistry. Confident SOS is Oct 21.   |
| Wisbech Road, Littleport, Ely                                   | greenfield site                     | Funding Affordable Homes HA | East Cambs   | 37                        | 37  | PA  | 11/01/2021                               | 09/11/2020   | 09/06/2021                                 | 31/01/2022          | 30/06/2023        | £ 1,534,526      | 25/50/25        | n/a                             | Yes  | £ 41,474                            |               | 28     | 9                | Yes                                    | Yes   | May planning submission, decision in Aug, SOS Jan 22.   |
| Great Haddon, London Road, Yaxley, Peterborough                 | urban extension                     | CKH                         | Peterborough | 347                       | 58  | PA  | 11/01/2021                               | 11/01/2021   | 30/04/2021                                 | 31/08/2021          | 01/02/2026        | £ 2,194,333      | 50/50           | n/a                             | Yes  | £ 37,833                            |               | 17     | 43               | Yes                                    | Yes   | Confirmation of approval of grant, urgently required.   |
| Former East Anglia Galvanizing Works, Oundle Road, Peterborough | brownfield site                     | Colliers                    | Peterborough | 77                        | 77  | PA  | 09/11/2020                               | 09/11/2020   | 09/06/2021                                 | 31/01/2022          | 31/12/2023        | £ 3,464,615      | 50/50           | n/a                             | Yes  | £ 44,995                            |               | 54     | 23               | Yes                                    | Yes   | Originally at £49k per unit, after discussion, the grant has been reduced to £44.9k per unit                  |
| sub-total   |                                     |                             |              |                           | 770   |   |  |  |  |                     |                   | £ 30,966,217     |                 |                                 |  |                                     |               |        |                  |  |   |   |
| <b>CERTAIN PIPELINE FOR 21/22 to Jun Housing Committee</b>      |                                     |                             |              |                           |   |   |  |  |  |                     |                   |                  |                 |                                 |  |                                     |               |        |                  |  |   |   |
| Northminster  | new development                     | PIP                         | Peterborough | 354                       | 354   | p   | 21/06/2021                               | 21/06/2021   | 09/06/2021                                 | 15/11/2021          | 31/03/2025        | £ 14,160,000     | 35/35/30        | TBC                             | yes  | £ 40,000                            |               | 300    | 54               | Yes                                    | Yes   | Application confirmed   |
| 14-16 High Street, Girton, Cambridge, CB3 0PU                   | new development                     | CLT                         | South Cambs  | 15                        | 15  | P   | 21/06/2021                               | 21/06/2021   | 09/06/2021                                 | 23/06/2021          | 30/06/2022        | £ 675,000        | 50/50           | n/a                             | Yes  | £ 45,000                            | 15            |        |                  | Yes                                    | Yes   | CLT site has planning consent and is ready to SOS, grant application form received.                           |
| Fairbairn Way, Chatteris, CB6                                   | new development                     | FAHHA                       | Fenlands     | 50                        | 50  | p   | 21/06/2021                               | 21/06/2021   | 09/06/2021                                 | 31/03/2022          | 30/09/2023        | £ 2,082,000      | 25/50/25        | n/a                             | yes  | £ 41,640                            |               | 42     | 8                | Yes                                    | Yes   | Grant application received  |
| sub-total   |                                     |                             |              |                           | 419   |   |  |  |  |                     |                   | £ 16,917,000     |                 |                                 |  |                                     |               |        |                  |  |   |   |
| <b>FURTHER PROPOSED PIPELINE 21/22</b>                          |                                     |                             |              |                           |   |   |  |  |  |                     |                   |                  |                 |                                 |  |                                     |               |        |                  |  |   |   |
| Heylo CPCA  | various sites for tenure conversion | Heylo                       | various      | 100                       | 100   | p   | no                                       | 08/11/2021   | 18/10/2021                                 | 09/11/2021          | 31/03/2023        | £ 4,470,000      | 100             | n/a                             | yes  | £ 44,700                            |               |        | 100              | Yes                                    | Yes   | Discussions had - confident 100 more units are likely.  |
| Churchgate House, Peterboro                                     | resi tenure conversion              | Rentplus                    | Peterborough | 86                        | 86  | p   | no                                       | 08/11/2021   | 30/08/2021                                 | 31/03/2022          | 31/03/2024        | £ 3,870,000      | 100             | n/a                             | yes  | £ 45,000                            |               |        | 86               | Yes                                    | Yes   | Grant rate uncertain until further information received.  |
| Elm Low Rd, Wisbech (Seagate Homes)                             | new development                     | Rentplus                    | Fenlands     | 175                       | 175   | p   | no                                       | 08/11/2021   | 18/10/2021                                 | 31/03/2022          | 31/03/2025        | £ 7,875,000      | 100             | n/a                             | yes  | £ 45,000                            |               |        | 175              | Yes                                    | Yes   | Grant rate uncertain until further information received.  |
| Bayard Plaza, Peterborough                                      | resi tenure conversion              | Rentplus                    | Peterborough | 41                        | 41  | P   | no                                       | 06/09/2021   | 30/08/2021                                 | already started     | already completed | £ 1,800,000      | 100             | n/a                             | yes  | £ 45,000                            |               |        | 41               | Yes                                    | Yes   | MHCLG will not fund Rentplus product  |
| YBS, Lynch Wood, Peterborough                                   | resi tenure conversion              | Rentplus                    | Peterborough | 136                       | 136   | p   | no                                       | 06/09/2021   | 30/08/2021                                 | 31/07/2021          | 31/01/2022        | £ 5,760,000      | 100             | n/a                             | yes  | £ 42,360                            |               |        | 96               | Yes                                    | Yes   | Grant rate uncertain until further information received. Loss of 40 units to be picked by another RP.         |
| sub-total   |                                     |                             |              |                           | 538   |   |  |  |  |                     |                   | £ 23,775,000     |                 |                                 |  |                                     |               |        |                  |  |   |   |

Total Programme SOS 1727

Total Programme Funding £ 71,658,217

Average Intervention Rate for Programme (not accounting for tenure) £ 954,587 15 833 843

41,492.89

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|---------------|--|
| Start on site | <p>As set out in the Homes England Capital Funding Guide; the start on site milestone is triggered by the building contractor taking possession of the site or property, and the provider and builder having both signed the building contract and start on site works have commenced.</p> <p>Start on sites works are defined as:</p> <ul style="list-style-type: none"> <li>a) Excavation for strip or trench foundations or for pad footings</li> <li>b) Digging out and preparation of ground for raft foundations</li> <li>c) Vibroflotation, piling, boring for piles or pile driving</li> <li>d) Drainage works specific for the buildings forming part of the Firm Scheme or</li> <li>e) Such works of demolition or service diversion as are expressly and strictly contemplated in the Finance – Grant Claims and Payments section</li> </ul> <p><a href="https://www.gov.uk/guidance/capital-funding-guide/9-finance">https://www.gov.uk/guidance/capital-funding-guide/9-finance</a></p> |
| Additionality | <p>CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p> <p>In line with the Homes England Capital Funidng Guide - schemes should show evidence of additional affordable housng supply. Funding should not be used for regeneration, or the replacement of existing affordable housing. CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p>  |