



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 3.4

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