



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Wednesday 3 April 2019

12:30p.m – 14:30p.m

**Meeting Room 1, Incubator 2, Alconbury Weald Enterprise Campus, Huntingdon,
Cams PE28 4WX**

AGENDA

Open to Public and Press

Number	Agenda Item	Mayor/ Lead Member/ Chief Officer	Papers	Pages
	Part 1 – Governance Items			
1.1	Apologies and Declarations of Interests	Chair	Oral	
1.2	Minutes – 21 November 2018 and Action Log	Chair	Yes	3 - 8
1.3	Public Questions	Chair	No	
1.4	Agenda Plan	Chair	Yes	9 - 10
	Part 2 – Reports to Combined Authority Board			
2.1	Cambridgeshire Quality Charter	Chair / Paul Raynes – Director of Strategy and Performance	Yes	11 - 23

	Part 3 – Programme Delivery			
3.1	£70m Cambridge City Council Affordable Housing Programme: Update	Chair/Roger Thompson, Housing Director	Yes	24 - 40
3.2	£100m Affordable Housing Programme Update This report has a confidential appendix (2 and 3) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act	Chair/Roger Thompson, Housing Director	Yes	41 - 47
	Part 4 – Date of Next Meeting			
4.1	Date: Wednesday 10 July 2019 – Incubator 2, Alconbury Weald Enterprise Campus, Huntingdon, Cambs PE28 4WX			-

The Housing and Communities Committee currently comprises the following members:

		Portfolio Responsibilities/Member	Board Member	Substitute
1	Chair	Portfolio Holder for Housing	Cllr Charles Roberts, Deputy Mayor	Cllr Anna Bailey
2	Member	Member for Huntingdonshire District Council	Cllr Ryan Fuller	Cllr Graham Bull
3	Member	Member for Fenland District Council	Cllr Denise Laws	Cllr David Oliver
4	Member	Member for South Cambs District Council	Cllr Bridget Smith	Cllr Richard Johnson

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.

Public speaking on the agenda items above is encouraged. Speakers must register their wish to speak by making a request in writing to the Democratic Services Manager (Tamar Oviatt-Ham) no later than 12.00 noon three working days before the day of the meeting. The request must include the name, address and contact details of the person wishing to speak, together with the full text of the question to be asked. For more information about this meeting, please contact Tamar Oviatt-Ham at the Cambridgeshire County Council's Democratic Services on Cambridge (01223) 715668 or by email at Tamar.Oviatt-Ham@cambridgeshire.gov.uk



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

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

Date: Wednesday, 21 November 2018

Time: 11.35 a.m. to 1.00 p.m.

Present: Councillors Charles Roberts (Chairman), Ryan Fuller and Bridget Smith

1. APOLOGIES AND DECLARATIONS OF INTERESTS

Apologies were received from Councillor Chris Seaton. No declarations of interest were made.

2. PETITIONS

None received.

3. PUBLIC QUESTIONS

None received.

4. MEMBERSHIP AND TERMS OF REFERENCE

The Committee received a report detailing its terms of reference, and procedural arrangements.

In discussing the report Members:

- Highlighted the need for the Committee to add value by having early sight of potential projects and making decisions on which projects proceeded through to the Board. The Committee should therefore be doing the work that the Board did not have the capacity or time to do.
- Highlighted the need for the Committee to work on a consensual basis, The Chairman acknowledged that it would be disappointing if the Committee could not make a unanimous decision on issues.
- Discussed the need to engage the Board at the right stages and the importance of the Committee inputting into policy and shaping proposals going forward. It was important to demonstrate the value of the Committee and give the Board confidence and trust in its work.
- Discussed the importance of being able to work quickly and flexibly in terms of the housing market and not having to hold off discussions until Committee meetings. Holding working group discussions remotely would be crucial.

- Queried whether the Committee would have powers in the future to make smaller decisions. Members noted that a review of governance arrangements was taking place and that delegations would be reviewed.
- Highlighted that over the next few months the Committee's method of operating would evolve.
- Queried whether the Committee would input into the non-statutory spatial plan. The Chairman reminded the Committee that the Board was responsible for approving the plan. However, there should be a role for the Committee in relation to feeding in to the plan.
- Discussed the importance of having an active and constant role in the development of strategies, in particular in relation to Garden Villages and Towns and Spatial Planning, ensuring the Committee could input its expertise.
- Queried the Committee's wider brief under 3.9 – 3.11 in its terms of reference. Members discussed the importance of clarifying the scope of the brief to ensure that Officers with the right expertise were involved. The Monitoring Officer agreed to make enquiries about this and report back to Committee. **ACTION**

It was resolved unanimously to:

note the terms of reference and procedural arrangements for the Committee.

5. **£70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE**

The Committee considered a report giving an update on the £70 million ring-fenced to deliver a programme of 500 new affordable homes within Cambridge, led by the City Council.

In discussing the report Members:

- Noted that financial performance on the programme was as expected and that the City Council had drawn down a total of £8,771,807 or 13% of available funds to date. Of the agreed 2018/19 budget, £8,187,634 had been claimed leaving £6,869,366 to draw down for the current financial year.
- Noted that over the next six months the focus was on getting the final baseline of the programme and the core planning permissions agreed before the final deadline.
- Noted in response to a query that the Mill Road and Anstey Way schemes were progressing well and both schemes had started on site.
- Noted that the Cromwell Road Scheme was on track and a planning application would be submitted before Christmas.
- Noted that the Clark Maxwell Road site was 40% affordable housing.

- Queried whether the schemes would be branded as Combined Authority Schemes. Members were informed that there was a piece of work looking at the branding and marketing of all the schemes which would include a review of logos and hoardings.
- Sought clarification on the makeup of the 182 affordable homes on the Mill Road site. Members noted that this consisted of Council owned homes let in line with local housing association policies at 40% - 60% market level rent and for those on the housing needs register. The Chairman queried whether there was any cross subsidy. Members noted that to achieve the 50% affordable housing on the Mill Road Scheme, the City Council was covering the gap.
- Questioned whether there were any examples of land value capture to hold down the ultimate costs per unit. Members were informed that there were no land costs on the Housing Revenue Account (HRA) schemes as this was land that formed part of that portfolio. It was noted that if there was any surplus on schemes the Council would reinvest this into housing.
- Noted that a quarterly performance update would be reported to Committee with the next update due in January, to be reported at the February Committee. An Annual report would be presented to the Board in June each year.

It was resolved unanimously to:

note the report on spend and outputs for the £70 million Affordable Housing Programme, and the detail of schemes as provided within the Cambridge City Council's programme update.

6. £100M AFFORDABLE HOUSING PROGRAMME UPDATE

The Committee received a report giving an update on the £100m Affordable Housing Programme to deliver at least 2,000 new affordable homes across Cambridgeshire and Peterborough by March 2022. It was noted that Appendix 2 was confidential as it contained information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act.

The reported highlighted that to date the Authority had approved 17 schemes and there had been 122 starts on site with a further 54 units at Perkins in Peterborough due to start on 31 October 2018 but not yet claimed. The programme was forecasting just under the 2,000 programme target at 1,946 units.

The report focused on a particular risk to the Authority's ability to offer and pay grant on affordable units, outlined in 4.10 – 4.13 of the report. Currently only Homes England and the Greater London Authority had agreement from Government to fund homes for which affordable rent could be charged. Secondary Legislation would be required to change this, and the Authority was in discussions with the Ministry of Housing, Communities and Local Government (MHCLG) to resolve this issue.

In discussing the report Members:

- Noted that up to 90 units were potentially impacted between November 2018 and April 2019 across the programme until the issue was resolved. Mitigating measures had been looked into in terms of decisions about changing the mix of housing but this would have a knock on effect with providers. Providers could look to get the grant back from Homes England retrospectively. It was clarified that a letter from the Mayor would be going to the Minister for Housing in order to seek to get the issue resolved as soon as possible. Members noted that the problem had been understood swiftly; there was no legal issue with the Authority providing the grants – the issue was what rent could be charged - and that there would be an impact on delivery in the short and medium term. Officers were aiming for a resolution by March/April 2019.
- Queried whether the team had the resources they needed to resolve the issues and the additional workload that this had created. Members were reassured that the team had enough resource.
- Sought reassurance that people would not be refused their homes. It was clarified that Homes England had offered a solution to funding in the short term.
- Questioned what the affordable rent cost would be. The Director Housing and Development confirmed that he would provide the Committee with a written response. **ACTION**
- Queried the impact the issue would have on the programme in relation to achieving the targets set. Members noted that there were a number of schemes in the pipeline and some potential tool box schemes.
- Discussed the Committee's role in terms of identifying innovative ways to deliver more houses and the need for individual members of the Board to bring opportunities forward. It was acknowledged that there needed to be more opportunities to reach out to partners. It was clarified that there would be a Housing Strategy Managers meeting on a quarterly basis to look at the pipeline. There would also be a dedicated section on the Combined Authority website on Housing.
- Discussed the format of future reports and agreed that more narrative would be added on each of the sites in terms of how they were progressing. Agreed a Fortnightly Bulletin via email on the key issues and progress, to be kept brief **ACTION**
- Discussed how Community Land Trusts would be promoted going forward and how the Committee would look at different construction methods for schemes including potentially piloting modular and off site housing and promoting local contractors.
- Noted concerns around the setting up of Trading Companies. However, the Chairman highlighted the open and successful relationship that the East Cambridgeshire Trading Company had with the Combined Authority and stressed that open dialogue was key to success in this area.

It was resolved unanimously:

- a) to note the report on spend and outputs for the £100 million Affordable Housing Programme.
- b) note the forward pipeline of affordable housing schemes.
- c) agree to receive further progress reports on a quarterly basis.

7. DATE OF NEXT MEETING

Members noted the date of the next meeting as 6 February 2019. The Chairman thanked the Committee and noted that it had been a very good initial meeting.

Chairman

Housing and Communities Committee Action Sheet – 21 November 2018**Agenda Item 1.2**

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
21/11/18	4.	Membership and Terms of Reference	Members queried the Committee's wider brief under 3.9 – 3.11 in its terms of reference. Members discussed the importance of clarifying the scope of the brief to ensure that Officers with the right expertise were involved. The Monitoring Officer agreed to make enquiries about this and report back to Committee.	Patrick Arran	Complete	24.01.19
21/11/18	6.	£100m Affordable Housing Programme Update	Members questioned what the affordable rent cost would be. The Director Housing and Development confirmed that he would provide the Committee with a written response.	Roger Thompson/Alex Francis	Complete	14.01.19
21/11/18	6.	£100m Affordable Housing Programme Update	Members discussed the format of future reports and agreed that more narrative would be added on each of the sites in terms of how they were progressing. Agreed a Fortnightly Bulletin via email on the key issues and progress, to be kept brief.	Roger Thompson/Alex Francis	Complete	14.01.19

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 20/03/19



Notes

Committee dates shown in bold are confirmed.
Committee dates shown in italics are TBC.

The definition of a key decision is set out in the Combined Authorities Constitution in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11 <http://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/CPCA-Constitution-.pdf>

- * indicates items expected to be recommended for determination by Combined Authority Board
- + indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.
The agenda dispatch date is five clear working days before the meeting.

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

- Minutes of previous meeting and Action Log
- Agenda Plan
- Performance Report

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
03.04.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	21.03.19	26.03.19
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	Cambridgeshire Quality Charter	Adrian Cannard	Yes	N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
10.07.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	27.06.19	02.07.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		
09.10.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	26.09.19	01.10.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		
08.01.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	18.12.19	23.12.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		
08.04.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	26.03.20	31.03.20
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		

To be programmed:



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.1
3 April 2019	PUBLIC REPORT

QUALITY CHARTER FOR GROWTH

1.0 PURPOSE

- 1.1. To adopt the Cambridgeshire Quality Charter for Growth principles to guide the Combined Authority's work in supporting new developments across the Combined Authority area. To adopt a strengthened set of principles covering the topic of cohesion, and to request that the Land Commission to explore how these principles can be implemented in the context of strategic sites.
- 1.2. This report supports recommendation 6 in the Cambridgeshire and Peterborough Independent Economic Review to undertake a review of the Quality Charter for Growth.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr. Lewis Herbert, Planning Portfolio Holder
Lead Officer:	Paul Raynes, Director of Strategy and Performance
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee to:</p> <p>(a) recommend to the Board that it adopt the Quality Charter for Growth principles (including additions in Appendix 1) to guide it's work on new developments across Cambridgeshire and Peterborough;</p> <p>(b) recommend to the Board that it adopt a</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

strengthened set of principles on cohesion as set out in Appendix 2	
(c) request the Land Commission to explore how the principles can be implemented on strategic sites;	
(d) explore with the Cambridgeshire Quality Panel how the additional principles on cohesion can be implemented in the Panel's work and;	
(e) work with the Quality Charter Steering Group to publish a refreshed Charter.	

2.0 BACKGROUND

- 2.1. The Cambridgeshire Quality Charter for Growth (https://www.cambridge.gov.uk/media/2950/cambridgeshire_quality_charter_2010.pdf) is a set of principles on how to raise the quality of new developments across Cambridgeshire (it does not cover Peterborough). It was produced in 2008 by Cambridgeshire Horizons and grew out of work on designing the new town of Northstowe. It set out the principles for achieving higher quality under four broad themes: Community; Connectivity; Climate; and Character. It is a non-statutory document that complements statutory plans – the aim was that it would summarise key principles in an accessible format without having to examine a mass of guidance or research. It drew from local expertise and learning from experiences elsewhere. The Quality Charter has a steering group with representatives of the five Cambridgeshire local authorities.
- 2.2. The Charter quite deliberately describes principles of quality growth and does not set minimum/maximum standards regarding aspects of quality in new developments. As many aspects of standards are set via Building Control and/or the statutory planning system this is the responsibility of government and local planning authorities in their planning and development management roles. As an example, all planning applications for major development and in sensitive locations are required to include a Design and Access Statement explaining how the proposed development is a suitable response to the site and its setting. Local Plans embody many of principles in specific local plan policies to guide development.
- 2.3. The aim of the Quality Charter for Growth is, however, not just about describing principles. It is also about inspiring innovation by promoting examples of what works. A practical outcome of this is the Cambridgeshire Quality Panel. Administered by Cambridgeshire County Council but independent, the Panel offers a quality review process to developers. For a small fee (to cover administration and the Panel members time) the Panel appraises emerging masterplans and planning applications and offers advice on improvements to

deliver quality in line with the Charter principles. The Panel includes housing specialists, architects, environmental and transport engineers. This process has been used successfully on large schemes, principally in the Cambridge City, South Cambridgeshire and East Cambridgeshire districts. It is also used on Cambridgeshire County Council applications, such as all new school proposals.

- 2.4. Although Local Planning Authorities can and do have their own local design panels or equivalent, the views of the Cambridgeshire Quality Panel have been considered useful by those authorities that have used them as part of the planning application process. The annual report of the Quality Panel can be found here: <http://cambridgeshire.wpengine.com/document-library/> (under the Planning & Development tab).
- 2.5. The Combined Authority commissioned a review to examine what new evidence might have shaped quality principles over the last 10 years, and particularly how issues around inclusive growth and social cohesion were reflected. This review was later supported by the Cambridgeshire and Peterborough Independent Economic Review that called both for a review of the Charter, and an audit of how completed developments had performed against the Charter principles.
- 2.6. The review has been completed and concludes that the four sets of principles remain as relevant now as then. Consultation with developers, planning officers, and the Quality Panel highlighted some areas where wording could be updated, but overall the principles remain a sound basis for encouraging higher quality in new developments. The Combined Authority's ambition is for the area to be a leading place in the world to live, learn and work. It is consistent with that ambition that the Combined Authority is an advocate for high quality development. The Combined Authority also has a direct role in new development through the Housing Investment Fund. Adoption of the quality principles therefore sends a strong statement of intent.
- 2.7. The review examined in some detail the approach to inclusive growth in new developments and building successful communities not just developments. It found a strong body of evidence (including local experiences) that creating successful communities not only requires good physical design of new developments but also support for the social infrastructure and aspects (building a sense of community, mental wellbeing, public 'sense of ownership and respect' for shared spaces as examples). Whilst the four existing sets of principles do touch on this (particularly the Community topic) the review highlighted that these might not be addressing the full range of opportunities. It examined the potential to improve quality through issues such as long-term management of social infrastructure. It noted that these are issues that extend beyond the physical and land-use aspects that are normally considered in planning applications for new developments. It recommends that the Charter should include more on this cohesion aspect (Appendix 1). The review proposed a range of interventions that could support inclusive communities.

- 2.8. The Combined Authority's ambition specifically includes encouraging healthy, thriving and prosperous communities, and reduce disparities across the area. It is appropriate that it sets out a clear statement of intent regarding the need to promote inclusive communities as part of this quality agenda. The interventions suggested in the review have therefore been drawn together to form a fifth set of principles under the topic of "Cohesion". This is set out in Appendix 2.
- 2.9. The review did seek the views of members of the Quality Panel on their role in advising on inclusive communities and social measures. They felt that their work and area of expertise was concentrated on those quality aspects influenced by design of new developments and controlled by the granting of planning permission. In that context they did not advocate for an expanded range of inclusive/social cohesion principles as their current ability to fully engage/influence in that debate was limited. It is proposed that the Combined Authority work with the Quality Panel and public sector partners to examine how we can best deliver the quality principles regarding inclusive communities and social cohesion. This could include expanding the membership of the Quality Panel or a separate mechanism. It needs to be recognised that these interventions tend to focus on revenue-funded activity, which is challenging to control or release from new developments under the current planning system.
- 2.10. The Combined Authority notes that the recent take-up by developers of the Quality Panel appraisal process is broadly focused on the Cambridge economic sub-area (apart from Cambridgeshire County Council new school developments). This in part reflects the number of strategic sites that have come forward in this area, and the use of local design approaches elsewhere. However, views have also been expressed that financial viability issues on strategic sites might discourage land owners or developers from exploring the added benefit of the Quality Panel appraisal. It is suggested that the Combined Authority's Land Commission explore this issue of take-up with the Quality Panel and local planning authorities through the Commission's ongoing work on strategic sites. This would include a discussion with Peterborough City Council on extending the Charter to include its area.
- 2.11. It is proposed that the Combined Authority work with the Quality Charter steering group to refresh the Quality Charter in line with above and publish updated materials.

3.0 FINANCIAL IMPLICATIONS

- 3.1. There are no direct financial implications.
- 3.2. Any development using Combined Authority funding is already expected to deliver quality growth in line with the Combined Authority's current stated ambition, so use of the principles is not expected to impose any additional costs.

4.0 LEGAL IMPLICATIONS

- 4.1. There are no legal implications. The Cambridgeshire Quality Charter for Growth is a set of voluntary principles to encourage innovation in the quality of new housing developments.

5.0 SIGNIFICANT IMPLICATIONS

- 5.1. The Quality Charter for Growth encourages good design that understands and responds to the varied needs of across communities, promoting inclusive growth.
- 5.2. Adoption of the set of principles will influence the work of the Combined Authority as a direct provider/facilitator of new housing. This is compatible with the existing ambition to deliver quality development.

6.0 APPENDICES

- 6.1. Appendix 1: Existing set of quality growth principles, with proposed additions to Community section
- 6.2. Appendix 2: Proposed Cohesion set of quality growth principles

<u>Source Document</u> <u>S</u>	<u>Location</u>
Cambridgeshire Quality Charter for Growth	https://www.cambridge.gov.uk/media/2950/cambridgeshire_quality_charter_2010.pdf
Quality Panel	http://cambridgeshire.wpengine.com/document-library/

Appendix 1: Existing Charter principles (Community, Climate, Connectivity, Character)

Quality Charter 'Community' policies (with proposed amendments in bold text)	Comments on cohesion and recommendations from the Study
<p>CHARTER PRINCIPLES: Community</p> <p>"Places where people live out of choice and not necessity, creating healthy communities with a good quality of life"</p> <p><u>Introduction</u></p> <p>Many new housing schemes have suffered from high rates of turnover, aggravated by large numbers of homes being bought to let, which makes it harder for a new community to put down roots. As well as creating places that are active, inclusive, safe, and fair to everyone, the Quality Charter aims to create a better balance with a mix of house types and tenures. This includes making provision for affordable housing across tenures, and supported/older people housing. It also recognises that successful communities are made up of people from many different backgrounds but who benefit from the 'social capital' and the sense of wellbeing created through positive interaction.</p>	<p>Lifetime home provision and design for people with disabilities both physical and mental health, including dementia and integration of supported/older people housing within developments where provided – <i>Covered by Community 2 first sentence. Add to supporting introduction text.</i></p>
<p>Community 1 – Community involvement throughout the process is crucial, which means consulting with people who are going to move in, have particular needs, or are similar to the groups that are expected to move in. Resources have to be provided to facilitate this and to continue seeking the community's views as the settlement grows, acting upon these where possible, as well as engaging positively and creatively with neighbouring communities.</p>	<p>Effective support for new households moving into development, particularly low income families and households with special needs/disabled members – <i>suggested addition Community 1. See also Community 6 below.</i></p> <p>Include examples of creative Section 106 agreements that support community development and neighbourhood management company/organisation that involves residents. Also recommends strengthening the supporting text on how social capital and better Neighbourhood Management that can be agreed as part of the Section 106/planning permission – <i>to be addressed under the Cohesion section</i></p>
<p>Community 2 – Housing in all tenures should allow for changes in needs and lifestyle so that as people's circumstances and ages change, they can remain fully included in their neighbourhood. New forms of intermediate tenure and live-</p>	<p>That affordable housing including for affordable rent is provided in all developments, unless transparent viability assessment demonstrates otherwise, including social rent wherever possible – <i>clarification to Community 2.</i></p>

<p>work units should be actively promoted. Careful design (taking into account future maintenance) is needed so differences in tenure are not obvious, and people have equal rights and access to the public realm irrespective of tenure. Opportunities should be provided for innovation and diversity, for example space for people to set up cooperative and affordable forms of housing to be commissioned by local groups, as well as some self-build.</p> <p>Character 2 – An overriding masterplan should aim to provide the vision for the development, with neighbourhood design strategies and design codes establishing the qualities...</p>	<p>That people in new development have equal rights irrespective of their tenure and that development is permeable and not gated or sub-divided into zones and public realm and maintenance managed to consistent standards (recent examples in Cambridge where some green spaces have been reserved exclusively for market housing part) – <i>add clarification to Community 2.</i></p> <p>That all build is of equal quality and consistency in design standards – <i>covered by Community 2 and Character 2.</i></p> <p>Developers should be asked about the kinds of people expected to occupy the housing at different stages of development, such as where they are likely to come from. The introduction should refer to density level and tenure proportions where extra care is needed in both design and management to avoid potential conflicts – <i>Covered by Community 2 and Character 4 (Densities).</i></p> <p>Developers should be encouraged to make space for innovation and diversity, for example through making 10% of units available to self-builders and cooperative groups – <i>add text about innovation to Community 2 (specific targets would be a local consideration)</i></p>
<p>Community 3 – People should be encouraged to take active roles in the development and continuing management of their community and engage in local democratic processes. The establishment of appropriate forms of governance should be built into the planning of new communities from the early stages.</p> <p>Community 4 – The 'social infrastructure', such as health, education and leisure is just as important as the physical infrastructure of roads and utilities. 'Community hubs' should be provided in a phased, predictable and flexible way in line with population growth and demographic change, with facilities available for the first residents. Leisure and play facilities should be affordable to all residents.</p> <p>Community 5 - There should be a mixture of formal and informal green space, and interconnectivity between new and existing Green Infrastructure. It is important to consider function as well as location, for example, cemeteries and play</p>	<p>Community facilities in all major developments from the time the first 100 new residents arrive, and staff resourcing to develop the community, community organisation-led activity and on-site advice services for first two years, incl provision for all active faith groups, age ranges and needs incl disabled, isolated people and teenagers – <i>suggested text to Community 4.</i></p> <p>Include examples of exemplary schools and community centres, including co-location; including activities that draw different groups together and encourage sharing resources, such as Children's centres.</p>

<p>areas.</p> <p>Community 6 – Initial and ongoing community development support should be provided to ‘build your own community’ interim spaces to meet such as cafes and market stalls, as well as their IT equivalents.</p>	
<p>Community 7 – public spaces should encourage social interaction (which could include specific cultural activities) and support healthy lifestyles. There should be clear allocation of responsibilities for managing communal spaces and public realm. Activity and maintenance makes places feel safe, and increase the sense of well-being</p>	<p>Design to maximise community safety and minimise crime. – <i>covered by Community 7</i></p> <p>Provide examples of acceptable ways of providing for parking and waste storage that minimise the land take, for example by reducing private parking and adding electric charging points and secure bike parking.</p>
<p>Community 8 - Community (and other key) buildings should be designed to be flexible, and make use of the latest technology, for example, wired-up communities, and should support the widest possible community use.</p>	
<p>Community 9 - Spaces should be made available for local shops and services to set up to meet a range of needs, both to build a sense of community and to minimise car dependencies. This may include providing interim facilities or giving short-term rent subsidies.</p>	<p>Provision of low cost shopping within range of developments, and transport links to nearest supermarkets – <i>suggested text to Community 9 and covered by Connectivity 1.</i></p>
<p>No relevant policy in the Quality Charter.</p>	<p>Require developers to employ local staff construction staff where possible, and upskill local teenagers and jobless as part of s106 agreements and conditions – see <i>Cohesion principles</i></p>

Other principles of the Quality Charter (as existing)

<p>CHARTER PRINCIPLES: Connectivity</p> <p>“Places that are well-connected enable easy access for all to jobs and services using sustainable modes”</p> <p>New communities that are not linked to public transport force residents to rely on cars, and can also deny them the benefits of the natural social interaction that accompanies more sustainable travel modes. As well as helping to create places that are linked to effective public transport, the Quality Charter aims to minimise unnecessary car use (and hence congestion, pollution and CO₂ emissions) by ensuring that other modes are attractive and have primacy.</p> <p>Connectivity 1 – Having public transport in place at the start of the development encourages people to get used to green options. New developments should be easily accessible by high quality public transport systems. The quality of the experience, such as the Guided Bus route, will provide</p>
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incentives to reduce car use.
Connectivity 2 – Public transport should integrate with existing transport systems, with frequent service and stops. Bus services should operate to high quality standards.
Connectivity 3 – Linkages with existing and potential employment opportunities should be recognised, and where needed developed or integrated with existing provision
Connectivity 4 – New developments should contribute to the wider environmental goals for the Cambridge area and enhance the feasibility of walking and cycling. They should provide opportunities to work close to (if not at) home for part of the time, with broadband and other network links and services.
Connectivity 5 – The streets, footpaths and other links on major urban extensions should be designed as a user hierarchy so that it is clear and obvious who and what they are for. Primacy should be given to walking, cycling and community transport.
Connectivity 6 – Easy mobility for all, including those using wheelchairs and pushchairs should be taken into account. This should involve targeted services, for example Dial-a-Ride, and ease of access to transport nodes.
Connectivity 7 – Bus stops should offer well designed waiting areas, providing information on services and local facilities, and should feel safe and overlooked.
Connectivity 8 – Parking management such as charges and the provision of car sharing/car clubs should be used to discourage unnecessary car use.
Connectivity 9 – Road design should include permeable surfaces. To avoid roads being continually dug up by services (water, power, communications, and waste) these should go in green space corridors or in distribution ducts.
<p>CHARTER PRINCIPLES: Climate</p> <p>“Places that anticipate climate change in ways that enhance the desirability of the development”</p> <p>Increasing attention is being paid to the environmental sensitivity of schemes, yet new settlements in the UK still lag far behind their equivalents in the Netherlands or Sweden, for example, in promoting healthier lifestyles, lower carbon emissions, and community wellbeing. Cambridgeshire is in a good position to demonstrate the feasibility of zero carbon housing, given its low rainfall and high levels of sun and wind for much of the time.</p>
Climate 1 – Major new developments should enable residents and workers to adopt sustainable lifestyles that minimise the use of energy and other resources, by reduced car use, for example. The new building regulations will not have their intended benefits unless the same kind of principles are applied to the whole of the neighbourhood, including transport.
Climate 2 - Environmental targets should be challenging and where possible go beyond the minimum standards so that new schemes act as exemplars. Where appropriate, each development could feature an exemplar element or area that will apply international best practice and that would demonstrate the marketability of new forms of technology or construction (especially those developed locally).
Climate 3 - New development should not be located in areas of unacceptable environmental risk, such as areas which are liable to flooding.
Climate 4 - Arrangements for sustainable waste management should be built into new developments to make recycling easy and unobtrusive, and encourage people to waste less. Developers and construction teams should minimise and manage construction and demolition waste.
Climate 5 - The utilities should be engaged in a collaborative design process to help promote energy and water conservation and the potential for as much local energy generation as possible.
Climate 6 - Public buildings, housing and neighbourhoods as a whole should be designed to anticipate climate change so they are capable of being upgraded and adapted easily and economically to minimise the resources used in both their construction and operation, and to cut

down on air pollution.
Climate 7 - Biodiversity and wildlife should be encouraged through a network of green spaces and Sustainable Urban Drainage Systems (SUDS). This should be done within a sub-regional strategic context. Surface water should be managed sustainably.
Climate 8 - Sustainable energy partnerships or trusts should be encouraged, for example, through education, marketing and schemes that help people cut energy use.
Climate 9 - Trees and planting should be used extensively to provide cooling in summer and to soak up rain, as well as to provide a landscape that encourages people to walk and cycle.
<p>CHARTER PRINCIPLES: Character</p> <p>“Places with distinctive neighbourhoods and where people create pride of place”</p> <p>Despite a plethora of good design advice, many new developments are criticised for their quality. In part this is due to the use of unimaginative standard house types, and also to highway engineering, where concerns with safety and traffic movement have badly affected the look and feel of places. To create the clear identity for neighbourhoods that people prize, the Quality Charter will ensure that design, the use of good materials and public realm are priorities and recognises that a successful sense of place depends on residents personalising where they live.</p> <p>Character 1 - The existing landform and features of the site, such as water and landscape and the relationship to existing settlements, should be used to create varied and memorable townscapes, including vistas, intimate local places, informal natural areas with windbreaks, ponds and waterways.</p> <p>Character 2 - An overriding masterplan should aim to provide the vision for the development, with neighbourhood design strategies and design codes establishing the qualities and characteristics that will make the new places distinctive, and providing guidance and inspiration to the architects who will design the new neighbourhoods. It might include the use of competitions and the encouragement of smaller builders.</p> <p>Character 3 - To ensure the successful realisation of the masterplan experienced and fully-skilled masterplanners should be retained for the duration of the project to ensure that the overall vision is maintained. Systems should be set up to ensure quality, such as design codes, and where possible the original design team should oversee construction and monitor performance.</p> <p>Character 4 - Densities and massing should vary, with higher densities around local shops and transport nodes, to provide the full range of house types that are needed.</p> <p>Character 5 - Creative thinking, simple designs – well built, using high quality materials and careful detailing – are often the most successful and durable approaches, particularly if the design allows space for the imaginative use of planting to enable residents to personalise their homes and enrich the biodiversity of their neighbourhoods. It is important to create a high quality public realm and, for instance, to apply the latest thinking on the design of shared surfaces.</p> <p>Character 6 - Open space requirements should be integrated with buildings throughout the scheme. There should be a mix of private gardens, balconies and terraces, semi-private and public space depending on the development types.</p> <p>Character 7 - The creation of good landscapes is as important as the creation of good townscapes. Different kinds of spaces should be provided to give character to the neighbourhoods and improve biodiversity, ranging from linear parks, squares and crescents to more intimate communal spaces looked after by adjoining properties or community trusts.</p> <p>Character 8 - All buildings – commercial, residential, and public – should be flexible and adaptable, which means providing large enough spaces or space for appropriate expansion and changing lifestyles</p> <p>Character 9 - Car and cycle parking, storage and waste recycling should be integrated within the</p>

design of the new homes. In higher density developments, where possible, car parking should be located in ways that mean parked cars do not dominate the street, for example underground or undercroft.

Appendix 2: Proposed new set of ‘Cohesion’ principles for quality growth

CHARTER PRINCIPLES: Cohesion

“Places that are inclusive and designed with long-lasting support to enhance social cohesion.”

Introduction

Creating successful communities not only requires good physical design of new developments but also support for the social infrastructure and aspects (for example building a sense of community, mental wellbeing, public ‘sense of ownership and respect’ for shared spaces). A quality new development will be designed for everyone, able to respond to different needs over time. Helping early residents to make connections and build a social inclusive community is important for their satisfaction and long-term quality of the new development. Whilst the development needs to have the right social infrastructure such as health, education and leisure, equally important is how this infrastructure is managed over time. This goes beyond the physical design aspects of the new development.

Cohesion 1 – Successful and cohesive developments are those that develop **‘social capital’** from the beginning, supporting the first residents onwards.

Cohesion 2 – Cohesive developments need visible and effective **neighbourhood management** and support. They will have planned how this is created/funded during the start-up phase and how it will evolve for longer-term management.

Cohesion 3 – There should be **equal standards** across the public realm in new developments irrespective of tenure or other issues. ‘Exclusive’ use of certain spaces or facilities for types of residents should be discouraged, as should design features that imply some sort of separation. Residents associations / development trusts should encourage wide participation to reflect the full range of residents and their needs, irrespective of tenure or other issues.

Cohesion 4 – Where schemes are of high density or focus on particularly vulnerable groups then social cohesion challenges can be increased (for example because of the increased interaction over more limited space or a lack of capacity). A more **active approach to managing shared space** should be considered, such as the use of ‘super caretakers’.

Cohesion 5 – In new communities there can be a lack of awareness or agreement over the norms of how the place will function. **Neighbourhood compacts** or covenants can be used to pre-empt issues of nuisance – for example use of shared space, or future changes that might undermine aspects of quality principles agreed during new development construction (subsequent converting front gardens for parking as an example).

Cohesion 6 – Making new developments feel an integral part of, or relate to, existing/nearby communities can be a challenge. This can particularly be the case where the new development is attracting many residents new to the area. Quality developments will **grow the sense of community through those with local connections**. The use of letting policies to encourage local moves is one potential response.

Cohesion 7 – New developments can have a **wider impact on cohesion** and integration with the local area. For example, the construction and maintenance phases of developments can support cohesion through encouraging local employment, apprenticeships and training.

Cohesion 8 – One way for a new development to be more inclusive is if it is brought forward by the community itself. These **community-led interventions** could range from self-building areas through to community proposals for larger new developments. For example, Community Land Trusts are one mechanism that has been explored in Cambridgeshire.

Cohesion 9 – The design principles enabling residents to adopt more sustainable lifestyles can also offer benefits to creating inclusive and socially cohesive communities. By thinking about the opportunities for residents to take greater control in **'self-supporting' neighbourhoods**, through allotments, shared energy schemes and other community-led provision then the sense of community is strengthened. This involvement needs to support the participation of all residents, whatever particular needs they might have.



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.1
3 APRIL 2019	PUBLIC REPORT

£70m Cambridge City Council Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' presented to Cambridge City Council Housing Scrutiny Committee on 12 March 2019. The full report is attached as Appendix 1.
- 1.3. Cambridge City Council provides quarterly performance updates to the Combined Authority on its housing programme and the next is due in April 2019, which will be reported to the Housing and Communities Committee in July 2019. That update will also provide the basis for confirmation of the 2019/20 budget for the £70 million Affordable Housing Programme for which approval will be sought from the Combined Authority Board on 29 May 2019.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Charles Roberts, Portfolio Holder Housing and Communities and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director Housing and Development
Forward Plan Ref: n/a	Key Decision: No
The Housing and Communities Committee is recommended to: (a) Note the report on spend and outputs for the £70 million Affordable Housing	Voting arrangements No vote is required

Programme, and the detail of schemes as provided within Cambridge City Council's programme update 12 March 2019.	
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2.0 BACKGROUND

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

3.0 FINANCIAL PERFORMANCE

- 3.1. Cambridge City Council is forecasting a total spend of £120 million on the devolution housing programme, comprising £70 million grant via the Combined Authority plus £50 million City Council resources including Right to Buy receipts and HRA funding.
- 3.2. In September 2018 the CPCA Board agreed the profile as shown in Table 1) below for the City Council's £70 million affordable housing programme expenditure and specifically a budget of £15,057,000 for the current financial year 2018/19, which included £387,041 brought forward from 2017/18. This profile is updated when claims are submitted, i.e. on a quarterly basis.

Table 1) City Council Devolution Affordable Housing Programme Budget Profile 2017-22

	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £	Totals
Approved Budget Profile Sept 2018	584,175	15,057,000	21,907,000	27,781,000	4,670,825	70,000,000
Latest Forecast Outturn Jan 2019	584,175	13,686,542	20,473,925	26,914,823	8,340,535	70,000,000

- 3.3. As of January 2019, the City Council is forecasting spend of £13,686,542 in 2018/19, £1,370,459 less than forecast in September 2018.

- 3.4. To date, the City Council has drawn down a total of £11,460,269 or 16% of available funding. Of the agreed 2018/19 budget, £10,876,095 has been claimed leaving £4,180,905 available to draw down in the current financial year.
- 3.5. If actual 2018/19 expenditure is less than the budget approved, a request to roll forward any underspend will be made to the Combined Authority Board in May 2019 when approval of 2019/20 programme budget will also be sought.

4.0 OUTPUTS PERFORMANCE

- 4.1. An update from Cambridge City Council's £70 million affordable housing programme is provided as Appendix 1) to this report, including details of all sites currently included within the programme. Appendix 2) lists total homes to be delivered and affordable homes.

Starts on Site

- 4.2. The programme update provides a forecast profile for Starts on Site. Since the last update to Housing Committee, the identification and approval of named schemes within the City Council's programme has increased to 536 homes to start on site by 31 March 2022.
- 4.3. The council has identified a further potential 277 homes on a range of sites and will bring them forward for inclusion in the programme if suitable for development in due course. The risk that the Cambridge City programme will not reach 500 or more starts by March 2022 is low.

Completions

- 4.4. The programme has so far delivered 2 completed units, at Uphall Road in January 2018.

5.0 FINANCIAL IMPLICATIONS

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

6.0 LEGAL IMPLICATIONS

- 6.1. 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.
- 6.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough

Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

7.0 APPENDICES

- 7.1. Appendix 1 – Cambridge City Council £70 million affordable housing programme update 12 March 2019
- 7.2. Appendix 2 – Annex to City Council Programme Update (Scheme List)

<u>Source Documents</u>	<u>Location</u>
Cambridge City Council Housing Scrutiny Committee 12 March 2019 (Item 9)	https://www.cambridge.gov.uk/
DCLG Approved Business Case	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA
Devolution Deal 2016	
Assurance Framework	
Monitoring and Evaluation Framework	http://cambridgeshirepeterborough-ca.gov.uk/

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 12/03/2019

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 Following some minor revisions to the housing schemes outlined in the January report, the total Council housing programme now shows 536 homes.
- 1.3 The Council now has 132 Council rented homes being built on site with first completions programmed for August 2019.

2. Recommendations

The Executive Councillor is recommended to:

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

3. Background

- 3.1 In January 2019, the Housing Scrutiny Committee was provided with a report showing progress against the Combined Authority target of 500 Council rented homes.
- 3.2 The report confirmed that the 500 home target is now forecast to be met with a total programme outturn of 535 homes.
- 3.3 In the past two months the Housing Development team have progressed the identified schemes as forecast with some minor revisions to the overall programme.

4. Combined Authority

- 4.1 The Council's housing programme is part funded by a £70million grant from the Cambridgeshire & Peterborough Combined Authority.
- 4.2 Quarterly grant claims are made to the Combined Authority in arrears. Cambridge City Council is forecast to draw down £13,686,542 in financial year 18/19, for a total expenditure by financial year end of £14,270,717.
- 4.3 Provision of a quarterly report from Cambridge City Council against the £70m programme is one condition of the original grant from the Combined Authority. The most recent report to the Combined Authority was made on the 6th of February 2019 and replicated the information provided to the Housing Scrutiny Committee on the 16th January.

5. Delivery Programme

- 5.1 The delivery programme provided in January 2019 included 535 (net gain) Council homes to be delivered on named sites through the devolution programme. The Committee also approved capital budgets for major development sites at the Meadows Centre & Buchan Street and Colville Road, as well as the purchase of the S106 affordable housing provision within a private sector housing development at Clerk Maxwell Road.
- 5.2 Since January the development of all named housing schemes has been progressed (see items 7 and 8). Following revisions to existing schemes, the programme is now set to deliver 536 new homes with the option to pursue 277 additional homes on a range of prospective sites.
- 5.3 Appendix 1 shows the current programme, which now shows the total market housing provided as well as the net gain of Council homes. It also includes 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 1. This is based on all the named schemes being delivered (including those added to the rolling programme in January 2019)
- 6.2 The Housing Development team are continuing to over-programme and explore additional sites to allow for slippage of existing schemes and allow others to come forward should additional funding opportunities present themselves.
- 6.3 As below, the overall programme shows an outturn of 536 new homes commencing construction by March 2022.

Table 1: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (forecast)	2019/20	2020/21	2021/22	Pipeline schemes
Number of starts	2	132	311	91	0	277
Cumulative total	2	134	445	536	536	813

7. Start on Sites Achieved 2018/19

7.1 The total number of Start on Sites achieved at the end of February 2019 is 132. All starts on site now programmed for 2018/19 have been achieved.

7.2 The schemes that have met the start on site requirement are as follows:

7.2.1 Schemes Completed Total 2 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.

7.2.2 Schemes on Site: Net gain 132 homes.

- **Mill Road:** This is a mixed tenure scheme delivering 91 new Council rented homes. Works are on programme and the foundations of the first new street have been laid. The scheme is being delivered through the Cambridge Investment Partnership (CIP). The programme shows 143 week build programme including demolitions A Section 73 application was submitted in January 2019 to incorporate Mill Road Phase 2 (see below) into a combined scheme outturn of 118 units.



Postal 161 & 162 - Substructure blockwork started



Postal 163 & 164 - loaded out with blocks

- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. There are 12 specifically for the over 55s. The first floor slabs have been laid on site and the 74 week build programme is on track.
- **Ditchburn Day Centre / Community Rooms:** Following the purchase of this centre from Cambridgeshire County Council, HSC approved the redevelopment of the site for 2 Council homes in September 2018. Planning permission was granted in November 2018. The contractor already engaged in the refurbishment of Ditchburn Place, Cocksedge, took possession of the site and commenced work in January 2019. Practical completion is anticipated in September 2019.
- **Nuns Way and Wiles Close:** this scheme is split across two former garage sites delivering 10 new homes for rent. Marfleet Construction are now in possession of the site and commenced work in January 2019, with a forecast build programme of 40 weeks.

8. Update on other approved schemes:

8.1 Schemes target to Start on site in 2019/20 with planning permission

- **Kendal Way:** planning permission was obtained in 2017 for the development of two homes on this site. The scheme was approved by

HSC on the basis of delivery by the Housing Maintenance & Assets team. The start on site has been delayed by a boundary dispute with a neighbour. The 3C legal team are currently working to resolve this and start on site is provisionally forecast for summer 2019.

- **CIP small sites package:** this group of five garage and infill sites have now all achieved planning permission. In total they will provide 15 units for Council rent. They will be delivered by CIP as a single scheme but starts on site are staggered through the first four months of financial year 2019/20, as follows,
 - **Queens Meadow:** This scheme will deliver two homes; start on site is forecast for April 2019.
 - **Markham Close:** this scheme will deliver five homes; start on site is forecast for April 2019.
 - **Gunhild Way:** this scheme will deliver two homes; start on site is forecast for July 2019.
 - **Colville Road Garages:** this scheme will deliver three homes; start on site is forecast for May 2019.
 - **Wulfstan Way:** this scheme will deliver three homes for Council rent. Start on site is forecast for June 2019.

8.2 Schemes target to start on site in 2019/20 planning submission made

- **Ventress Close:** this scheme is being delivered through CIP. Three tenants have been rehoused as part of this redevelopment which will deliver 15 Council rented homes, for a net gain of 13. Planning surveys have been delayed to work around the nesting seasons for wildlife on site and the target to achieve planning permission is now March 2019 with a provisional Start on Site date of October 2019.
- **Tedder Way:** this scheme comprises two homes for Council rent and will be delivered by the Council's Housing Maintenance & Assets team. The target to achieve planning permission has been pushed back to April 2019 by on-going discussions over drainage. Start on site is provisionally forecast for August 2019.
- **Kingsway Medical Centre:** this scheme is being delivered by the Housing Maintenance & Assets team. It will deliver four new Council rented homes through the conversion of a former surgery. The

planning application was submitted in September 2018. It is anticipated this scheme will start construction in July 2019.

- **Mill Road phase 2.** This scheme, approved for development in September 2018, will add at least 25 Council rented homes to the overall Mill Road delivery programme. Following a public consultation, a planning application was submitted in February 2019, this includes a purpose built community centre.
- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. Hill has submitted a planning application and is planning to start on site in summer 2019.

8.3 Schemes approved by the Executive Councillor. Not submitted for planning.

- **Cromwell Road:** This is a major development with CIP which required a substantial land acquisition in March 2018. It will deliver a 118 new Council rented homes as well as market housing on a mixed tenure site. Following a public consultation and scheme revisions requested during the pre-application process, a planning application will be made by the end of February 2019.
- **Akeman Street:** This regeneration scheme, delivering a net gain of 12 council rented homes, was approved for development in July 2018. CIP is currently preparing a planning application which meets the expectations of the 2018 adopted local plan. The application is on track for submission in February.
- **Colville Road phase 2:** this regeneration scheme, delivering a gain of 42 Council rented homes, was approved by housing committee in January 2019. A planning application is currently being drawn up via CIP and is scheduled for submission in July 2019.
- **Meadows & Buchan:** this scheme, which comprises the regeneration of two community centres and their environs, was approved by HSC in January 2019 and will deliver 106 Council rented homes. A public consultation is planned to launch in March 2019. A planning application will be submitted through CIP in June 2019.

8.4 Schemes awaiting committee approval.

- **Campkin Road:** Detailed pre-planning work is taking place on this scheme, with the aim to present a report to HSC in June 2019.

9. Delivering Accessible Housing

- 9.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. To accomplish this, the Council looks meet a minimum target for accessible homes on the delivery programme as a whole as well as on individual sites.
- 9.2 In March 2017, the Council committed to delivering as a minimum 2% of new housing to wheelchair accessible standards and in developments over 20 homes 5% will meet Wheelchair Housing Design Standards or be able to be easily adaptable to meet Wheelchair Housing Design Standards.
- 9.3 This target is restated in the Cambridge Sustainable Housing Design Guide, which also stipulates that all units built by the City Council must be Adaptable Lifetime Homes (M4 category 2 of the Building Regulations 2010).
- 9.4 The new local plan requires all homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings). We will be delivering this on all relevant new planning applications going forward.
- 9.5 There are currently 27 wheelchair user dwellings (fully adapted) in the programme. These are spread across the six largest sites (see table 2). 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 in every scheme over 20 units will be exceeded.

9.6 Table 2: Wheelchair user homes

	Total Council rented homes	Total wheelchair user homes in designs
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Mill Road phases 1 & 2	118	7
Anstey Way	56	3
Cromwell Road	118	6
Colville Road Ph 2	62	3
Campkin Road	70	3
Meadows & Buchan	106	5

10 Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 536 homes identified	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery. Strategy is to exceed target.
Land Assembly issues delaying start on sites	Medium - a number of the schemes in the programme require purchase of land/property from 3 rd parties	High- if vacant possession or access not achieved the scheme cannot be developed.	Council putting in place resources to support residents to move. Process also in place to use statutory powers if required.

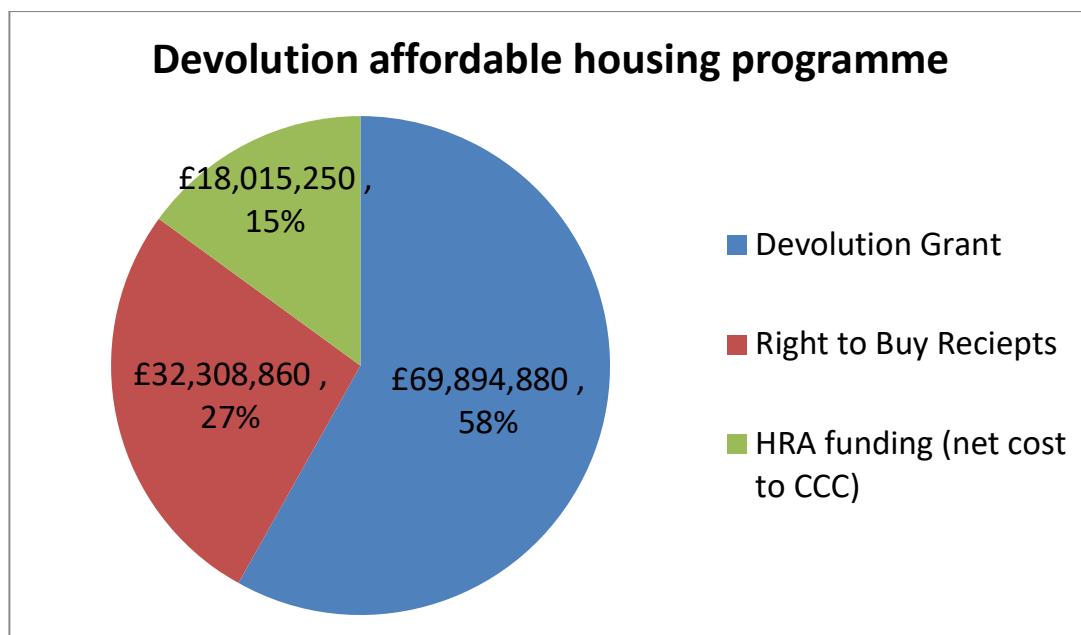
Cost increases on approved projects	Low - updated Budget Setting Report for the Housing Revenue account was approved by HSC 16/01/2019 and incorporates contingency at scheme level.	Medium - depending on the extent of the additional cost this may be managed within contingency which has now been added.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated.
Planning	Medium- The Housing Development team works closely with the Planning department but resourcing issues have delayed planning decision on several projects over the last six months..	High- if planning is not achieved the scheme cannot be delivered.	Pre –apps take place with planning service. Strategy is to deliver policy compliant development. Concerns over planning resource have been escalated to Strategic Director level.
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.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Commission of private sector sales team and engagement with private sector partners to monitor market fluctuations.
Decanting residents / leaseholders	Low – decanting process has been agreed with City Homes and no evident delays have come up to date	High – regeneration schemes will not be progressed if residents are not decanted.	Close cooperation with City Homes has been agreed; departments liaise and jointly attend interviews with residents.

12. Implications

(A) Financial Implications

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

Currently the 500 programme has a total approved Capital budget of £120,218,990. This is funded as follows:



(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

There are no procurement implications of this report. Each scheme specific approval will cover any procurement implications, although it anticipated that the majority of schemes will be delivered through the Cambridge Investment Partnership.

(F) Consultation and communication

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

(G) Community Safety

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

13. Background papers

Background papers used in the preparation of this report:

- a) 19/01/16 HSC report

14. Appendices

- (a) Appendix 1: Programme 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	21/02/2019															
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion	Budget approval	Spend to date	RTB receipts	Devo grant funding	Net cost to HRA
BUILD COMPLETED																
Uphall Road	Romsey	2	0	2 H M & A	HSC		Mar-15	Aug-16	Dec-16	Jun-17	Jan-18	£322,000	£351,826	-£96,600	-£221,900	£3,500
Sub total		2	0	2												
ON SITE																
Nuns Way & Wiles Close	Kings Hedges	10	0	10 Tender	HSC		Mar-15	Aug-16	Jul-17	Jan-19	Aug-19	£2,081,000	£143,454	-£624,300	-£1,456,700	£0
Anstey Way	Trumpington	29	0	56 CIP	HSC		Mar-17	Jan-18	Jul-18	Oct-18	Apr-20	£11,489,640	£3,723,114	-£1,826,810	-£3,434,600	£6,228,230
Mill Road	Petersfield	91	91	182 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Sep-21	£19,296,730	£3,373,957	-£5,789,020	-£13,507,710	£0
												joint w/ wider				
Ditchburn Place Community Rooms	Petersfield	2	0	2 Tender	S & R		Sep-18	Aug-18	Nov-18	Jan-19	Sep-19	£332,000	Ditchburn	-£99,600	-£232,400	£0
Sub total		132	91	250												
PLANNING APPROVED																
Kendal Way	East Chesterton	2	0	2 H M & A	HSC		Mar-15	Aug-16	Feb-17	Jul-19	Feb-20	£367,000	£16,915	-£110,100	-£256,900	£0
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC		Sep-17	Sep-18	Nov-18	May-19	May-20	£900,460	£40,031	-£270,140	-£630,320	£0
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC		Jun-17	Dec-17	Jul-18	Apr-19	Apr-20	£619,590	£54,668	-£185,880	-£433,710	£0
Markham Close	Kings Hedges	5	0	5 CIP	HSC		Jan-18	May-18	Oct-18	Apr-19	Jun-20	£1,063,870	£55,580	-£319,160	-£744,710	£0
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC		Jan-18	Jul-18	Oct-18	Jul-19	Jun-20	£655,040	£32,340	-£196,510	-£485,530	-£27,000
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC		Sep-17	Oct-18	Jan-19	Jun-19	Jun-20	£884,740	£43,694	-£265,420	-£619,320	£0
Sub total		17	0	17												
SUBMITTED FOR PLANNING																
Ventress Close	Queen Ediths	13	0	15 CIP	HSC		Mar-17	Sep-18	Mar-19	Oct-19	Oct-20	£3,665,550	£711,648	-£777,550	-£1,814,280	£1,073,720
												joint w/ Mill				
Mill Road Phase 2	Petersfield	25	25	50 CIP	HSC		Sep-18	Feb-19	Apr-19	Sep-19	Jun-21	£5,340,000	Road	-£1,602,000	-£3,738,000	£0
												joint w/Nuns				
Tedder Way	Arbury	2	0	2 H M & A	HSC		Mar-15	Mar-17	Apr-19	Oct-19	Apr-20	£389,000	Way	-£116,700	-£272,300	£0
Kingsway Medical Centre	Arbury	4	0	4 H M & A	HSC		Sep-17	Sep-18	Apr-19	Jul-19	Apr-20	£410,000	£25,646	-£123,000	-£287,000	£0
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC		Jan-19	Dec-18	Jul-19	Aug-19	Jan-21	£2,837,760	£0	-£851,330	-£1,986,430	£0
Sub total		58	46	106												
COMMITTEE APPROVED																
Cromwell Road	Romsey	118	177	295 CIP	S & R		Mar-18	Feb-19	Jun-19	Jan-20	Sep-22	£25,254,300	£11,443,844	-£7,576,290	-£17,678,010	£0
Akeman Street	Arbury	12	0	14 CIP	HSC		Jun-18	Feb-19	Jun-19	Sep-19	Nov-20	£4,148,830	£49,951	-£1,051,880	-£2,454,410	£642,540
Meadows and Buchan	Kings Hedges	106	0	106 CIP	HSC		Jan-19	Jun-19	Nov-19	Jan-20	Jun-21	£26,379,890	£114,819	-£7,913,970	-£13,777,920	£4,688,000
Colville Phase 2	Cherry Hinton	42	0	62 CIP	HSC		Jan-19	Jul-19	Oct-19	Apr-20	Jan-22	£13,781,590	£31,811	-£2,512,600	-£5,862,730	£5,406,260
Sub total		278	177	477												
FEASIBILITY STAGE																
Campkin Road	Kings Hedges	45	0	70 CIP	HSC		Jun-19	Sep-19	Dec-19	May-20	Mar-22	TBC	TBC	TBC	TBC	TBC
Potential scheme	East Chesterton	4	0	4 CIP	S & R		Jun-19	Aug-19	Nov-19	Apr-20	Jun-21	TBC	TBC	TBC	TBC	TBC
Sub total		49	0	74												
GRAND TOTAL		536	314	926								£120,218,990	£20,213,298	-£32,308,860	-£69,894,880	£18,015,250

Progress to 500 Starts on Site	2017/18	2018/19	2019/20	2020/21	2021/22	Future Pipeline
Starts by year	2	132	311	91	0	277
Cumulative Total	2	134	445	536	536	813

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	14	89	313	118
Cumulative Total	2	2	16	105	418	536



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.2
3 APRIL 2019	PUBLIC REPORT This report has confidential appendices (2 & 3) as they contain information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act.

£100m Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority. It contains confidential appendices 2 & 3.
- 1.2. The Housing and Communities Committee receives quarterly performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme. The next will be in July 2019.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Charles Roberts, Portfolio Holder Housing and Communities and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director Housing and Development
Forward Plan Ref: n/a	Key Decision: No
The Housing and Communities Committee is recommended to: (a) Note the report on spend and outputs for the £100 million Affordable Housing Programme. (b) Note the forward pipeline of sites with affordable housing.	Voting arrangements Simple majority of all Members

2.0 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 to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The programme currently has 14 schemes / projects approved by the CA Board, the most recent being for £440k affordable housing grant to Clarion Housing Group for 8 homes for Social Rent in March, approved on 27 February 2019.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to the Board when ready. This includes opportunities for CA investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.
- 2.5. As part of monitoring arrangements for the Devolution Deal, Government undertakes an annual review of progress which usually takes place in March or April. An interim review took place in December 2018 with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). A date for the 2019 Annual Review has yet to be set.

3.0 FINANCIAL PERFORMANCE

- 3.1. Grant investment approved for Affordable Housing schemes to date is £7.3 million, with a further £30.9 million approved as loan funding. A total of £38.2 million has been allocated to schemes to date, most on a recycling basis. A list of the 14 schemes with CPCA Board approval is attached as Appendix 1.
- 3.2. Of this, £9.5 million has been contractually committed, including £3 million in grants and £6.5 million in loan funding. £28.6 million has yet to be contracted. Schemes which are contracted and those yet to contract are indicated in Appendix 1.
- 3.3. £2.2 million has been paid in grants 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.

4.0 PROGRAMME DELIVERY

- 4.1. Appendix 1 shows that 8 schemes are in contract including a loan facility to East Cambridgeshire Trading Company for £6.5 million, for which the funding agreement was completed in November 2018. 141 units will be delivered using CA funding across these schemes.
- 4.2. Six schemes within the programme are still to contract. In March 2019 Accent formally notified the Combined Authority of its intention to withdraw St Marys Road Ramsey, Huntingdonshire from the programme. A provisional allocation of £1,306,871 for 33 units was approved by the CA Board in March 2018 with Cross Keys Homes (CKH) as the provider. In Summer 2018, CKH decided not to purchase the affordable homes on the scheme, and Accent looked at purchasing the whole site from the landowner. The Housing and Development Team met with Accent and Huntingdonshire District Council to reaffirm the offer of affordable housing grant in early Autumn. However Accent has advised that it needs to use the 33 units to meet its obligations under Homes England's national programme and so cannot take up the offer of CPCA funding.
- 4.3. There have been 122 Starts on Site to date with the most recent scheme started at the former Perkins sportsground in Peterborough in October 2018. 54 affordable homes will be delivered by Cross Keys Homes as part of that 104 unit scheme, due to complete in 2020/21.

Completions

- 4.4. The programme has so far delivered 13 completed units. 8 homes were completed by Palace Green Homes at The Shade, Soham in August 2018 and 5 homes for Shared Ownership completed by Cambridge Housing Society in Littleport in October 2018.
- 4.5. In June 2019 8 homes for Shared Ownership are due to complete in Melbourn, and a further 15 homes for Affordable Rent in Willingham, both in South Cambridgeshire.

Forward Programme and Pipeline Development

- 4.6. Just short of 3,000 affordable units are currently in Cambridgeshire and Peterborough's investment pipeline which is attached as Appendix 2. It is unlikely that all schemes will come forward for CPCA investment as many will be funded through Homes England's Shared Ownership and Affordable Homes Programme (SOAHP). Owing to the commercially sensitive nature of early stage negotiations the investment pipeline is confidential.
- 4.7. 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 will be deliverable within the £100m Affordable Housing Programme period to

March 2022, for example the projected 880 affordable units at Phase 3 of Northstowe.

- 4.8. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We attach in Appendix 3 (confidential) a list of housing sites that are currently on the market and upon which we are reviewing if any housing toolbox action might be considered appropriate.

Communicating the Opportunity

- 4.9. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.
- 4.10. The Housing and Development Team meets with landowners, housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 4.11. In its update to the November 2018 meeting, the Committee was advised that Registered Providers are currently unable to use the Combined Authority's housing grant to deliver new homes for Affordable Rent.
- 4.12. Since November, the Mayor and CPCA Directors have met with Government ministers and officials to seek new legislation, and this has been prepared ready for consideration. The Combined Authority has been advised by Kit Malthouse MP, Minister of State for Housing, that officials are seeking a window in April 2019 to make the Statutory Instrument, however this may still be impacted by EU Exit matters taking priority in Parliament.
- 4.13. The Combined Authority has been working with Registered Providers who have had homes completed and ready for occupation. Of the schemes impacted, three have been withdrawn from the CA's programme and been funded by Homes England, two have been split so that the Combined Authority funds Shared Ownership homes and the homes for Affordable Rent are supported by Homes England and one has withdrawn prior to contracting. In total 77 homes have been removed from the CA's programme to date. These homes have still completed and are now occupied.
- 4.14. Of schemes still in the programme and with units due to complete in the next few months, Willingham in South Cambridgeshire has 15 units completing in June. The provider (Cross Keys Homes) has been advised that legislation enabling CA funding to be used for Affordable Rent should be in place prior to completion.
- 4.15. Until the new legislation is in place, the Combined Authority should not approve new funding for Affordable Rent. This is having an impact on new proposals

coming through for consideration particularly for schemes with homes completing in 2019/20. In the meantime, the Combined Authority is accepting applications for grant towards homes for Shared Ownership and / or Social Rent. In the case of the latter this may mean funding at a higher grant rate than the current programme average housing grant of £30k per unit (with the infrastructure grant for Mare Fen this average falls to £10.5k per unit). This will be off-set by units funded via loan investment which is later repaid – in effect at a rate of zero grant.

- 4.16. In addition to the Affordable Rent issue, the CPCA programme is facing pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and Providers are keen to take up and deliver on their full obligations within that programme, as their performance will impact on future funding allocations.
- 4.17. Officers from the Housing and Development Team are meeting Homes England in April 2019 to discuss respect programmes, including the current and future implications of their programme on the ability of the CA to fund new affordable homes in Cambridgeshire and Peterborough and will report back to Committee at its next meeting.

5.0 FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications other than those covered in the body of the report.

6.0 LEGAL IMPLICATIONS

- 6.1. 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.
- 6.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

7.0 APPENDICES

- 7.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes March 2019
- 7.2. Appendix 2 – **Confidential** Programme Investment Pipeline
- 7.3. Appendix 3 – **Confidential** Schedule of sites currently on the market

<u>Source Documents</u>	<u>Location</u>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA 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 CPCA	No. Affordable Rent Units	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	Contract Issued	Signed Contract Returned	Paid to Date
Soham	PGH	East Cambs	8	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	YES	YES	£120,000
Littleport	CHS	East Cambs	16	5	0	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	YES	YES	£97,500
Victoria Way, Melbourn	CHS	South Cambs	24	8	0	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019		£ 133,000	YES	YES	£133,000
Willingham	CKH	South Cambs	22	15	15	26/07/2017	31/03/2018	15	01/05/2019	30/06/2019		£ 525,000	YES	YES	£367,500
Burwell	Hastoe	East Cambs	8	8	8	26/07/2017	15/02/2018	8	30/09/2019	30/09/2019		£ 330,000	YES	YES	£231,000
Perkins	CKH	Peterborough	104	54	54	26/07/2017	31/10/2018	54	01/10/2019	31/01/2021		£ 1,700,000	YES	YES	£1,190,000
Snowley Park	CKH	Fenland	37	24	6	26/07/2017	01/10/2017	24	01/03/2020	31/12/2020		£ 150,000	YES	YES	£75,000
Papworth	Flagship	South Cambs	61	9	9	26/03/2018						£ 114,000	NO		£0
Paston Reserve	Luminus	Peterborough	33	33	33	28/03/2018						£ 1,320,000	NO		£0
Whittlesford	Clarion	South Cambs	60	43	0	31/10/2018						£ 1,634,000	NO		£0
Springfield Avenue, March	Clarion	Fenland	40	8	0	27/02/2019	30/06/2019			31/10/2019		£ 440,000			
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	540	540	n/a	28/03/2018						£ 763,934	YES	NO	£0
Sub-total Housing Grants			953	755	133			122			13	£ 7,327,434			£2,214,000

Loan or other Toolbox Investments

Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	tbc	27/06/2018	31/05/2019		30/06/2020	30/04/2021		£ 6,500,000	YES	YES	£0
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	tbc	28/11/2018	30/06/2019		31/10/2019	31/12/2020		£ 24,400,000	YES	NO	£0
Sub-total Toolbox Investments			146	34	0							£ 30,900,000			£0
Programme Totals			1099	789	133			122			13	£ 38,227,434			£2,214,000

	Risk known and materialised
	Risk notified not yet materialised