



HOUSING AND COMMUNITIES COMMITTEE

Wednesday 21 November 2018

11:30a.m – 13:30p.m

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

AGENDA

Open to Public and Press

Number	Agenda Item	Mayor/ Lead Member/ Chief Officer		Pages
	Part 1 – Governance Items			
1.1	Apologies and Declarations of Interests	Chair		-
1.2	Petitions	Chair		-
1.3	Public Questions	Chair		-
1.4	Membership and Terms of Reference	Chair		3 - 12
	Part 2 – Programme Delivery			
2.1	£70m Cambridge City Council Affordable Housing Programme: Update	Chair/Roger Thompson, Housing Director		13 - 30
2.2	£100m Affordable Housing Programme Update This report has a confidential appendix (2) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under	Chair/Roger Thompson, Housing Director		31 - 37

Number	Agenda Item	Mayor/ Lead Member/ Chief Officer		Pages
	paragraph 3 of Part 1 of Schedule 12A of the Local Government Act			
	Part 3 – Date of Next Meeting			
3.1	Date: Wednesday 6 February 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 of Fenland District Council	Cllr Chris Seaton	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

HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 1.4
21 NOVEMBER 2018	PUBLIC REPORT

TERMS OF REFERENCE AND MEMBERSHIP

1.0 PURPOSE

- 1.1. The purpose of the report is for the Committee to note its terms of reference, and its procedural arrangements.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Charles Roberts, Portfolio Holder for Housing and Chair
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: N/A	Key Decision: No
The Housing and Communities Committee is recommended to note its terms of reference and procedural arrangements (Appendix 1 and 2)	Voting arrangements No vote required

2.0 BACKGROUND

- 2.1. The Combined Authority Board agreed to set up three committees and agreed the terms of reference and membership for each. The terms of reference of the Housing and Communities Committee are set out in Appendix 1 and the procedure rules for executive committee meetings is set out in Appendix 2.

Operation of Committees

2.2. The development of the committees is based upon the following principles:

- (a) The Board will reserve all decisions which approve the strategic framework, the key projects and the budget framework. This retains the primary role of the Board in creating the overarching framework within which the committees will operate for significant matters;
- (b) Once approved by the Board, the delivery of those strategic approvals, development of processes and procedures and monitoring of projects will be delivered by the committees. The committees will therefore work within the remit of the decisions approved by the Board.
- (c) Reports to Board which approve significant programmes of work will therefore outline the levels of delegation to committees for delivery of those programmes;
- (d) The committees will act within limits agreed by the Board decision or contained within their terms of reference;
- (e) The Monitoring Officer will monitor the reports being taken to committees to ensure that the committees act within the bounds of their delegations and refer any decisions to the Board which exceed the delegated powers;
- (f) The Board will retain the right to call in committee decisions.

Call-in

2.3. The Board will retain the right to call-in decisions of the committees. The call in process is set out in Appendix 1 and is based upon 3 voting Combined Authority members being able to call a decision in to the Board at any point from the date the committee report is published up to a period 5 clear calendar days following the Board meeting.

2.4. Should the Board decide to call-in a decision of the Committee, the decision is either not taken or suspended until the Board has considered the decision. If a key decision is suspended, it is not available to be called in by the Overview and Scrutiny Committee until the Board has considered the call-in.

Timetable of meetings

2.5. It has been agreed the committees shall meet once every two months on 10 October, 21 November (due to the Christmas timetable), 6 February and 3 April. The committees meet approximately 3 weeks before Board meetings in the first six months. Once the committees are established and working effectively the Board and committee timetable can be reviewed.

Review process

- 2.6. In order to ensure that the committees are functioning appropriately in this first year of creation, the Board asked for a 6 month review of the committee process to be brought back to Board in March 2019. This will allow the Board to be satisfied that the new governance structure is performing as expected.

Declaration of Interests at meetings

- 2.9 Other parts of the constitution apply to members of the committee chapter 19 of the Member Code of Conduct and Complaints Procedure and declaring interests at meetings. Declaration of Interests in Meetings (Chapter 5, para 12) states;
- 2.10 Where a Member attends a meeting of the Combined Authority Board, Committees or Sub-Committees they must declare personal interests and disclosable pecuniary interests not already notified in the register of interests as defined in the Members' Code of Conduct either at the start of the meeting, or otherwise as soon as the interest becomes apparent in the course of the meeting.
- 2.11 All Members and their Substitute Members, Non-Constituent Members and Co-opted Members and their Substitute Members shall also complete a Declaration of Interest form.
- 2.12 In addition, where in relation to any meeting a Member has declared a disclosable pecuniary interest in a matter, the Member must leave the room for the duration of the discussion on that matter.

3.0 FINANCIAL IMPLICATIONS

- 3.1. In accordance with the Cambridgeshire and Peterborough Combined Authority Order 2017 no remuneration is to be payable by the Combined Authority to its members.

4.0 LEGAL IMPLICATIONS

- 4.1. The responsibilities of committees are set out in the Constitution. Committees must comply with the Combined Authority constitution.

5.0 SIGNIFICANT IMPLICATIONS

5.1. N/A

6.0 APPENDICES

6.1. Appendix 1 – Housing and Communities Committee Terms of Reference

6.2. Appendix 2 – Procedure rules of Executive Committee meetings

<u>Source Documents</u>	<u>Location</u>
Cambridgeshire and Peterborough Combined Authority Board meeting on Wednesday 26 September 2018 Agenda Item 1.7	http://cambridgeshirepeterborough-ca.gov.uk/meetings/cambridgeshire-and-peterborough-combined-authority-board-4/?date=2018-09-26
Cambridgeshire and Peterborough Combined Authority Board meeting on Wednesday 25 July 2018 Agenda Item 1.6	http://cambridgeshirepeterborough-ca.gov.uk/meetings/cambridgeshire-and-peterborough-combined-authority-board-3/?date=2018-07-25

Appendix 1

Chapter 10 - Housing and Communities Committee

1. Governance

- 1.1. The Combined Authority has appointed a Housing and Communities Committee. The committee is an executive committee of the Combined Authority Board.

2. Introduction

- 2.1. The Housing and Communities Committee operates within the terms agreed by the Combined Authority Board.
- 2.2. The Combined Authority Board retains responsibility for agreeing key strategies (Housing Strategy, Housing Investment fund, programme of housing projects etc). These are known as the 'reserved matters'.
- 2.3. The Combined Authority Board will determine all matters requiring a budget allocation, which may then be delegated to the committee to deliver.
- 2.4. The Combined Authority will determine all business cases, which may be delegated to the committee to deliver.
- 2.5. The Combined Authority Board may request the committee to assist in the development of key strategies to carry out and manage delivery of those key strategies including consultation processes and preparation of draft strategies.
- 2.6. The Combined Authority Board may further decide to refer any individual matters to the committee within its remit.
- 2.7. The Committee will have a key role in monitoring and evaluating the delivery of programmes and projects for the purposes of the Monitoring and Evaluation Framework.
- 2.8. The Committee can initiate proposals for the Combined Authority Board to consider.

3. Terms of Reference

Functions

- 3.1. The Housing and Communities Committee may make recommendations on the following matters to the Combined Authority Board (reserved matters):
 - (1) Housing Strategy
 - (2) The Housing Investment Fund
 - (3) The programme of housing projects
- 3.2. The Housing and Communities Committee shall exercise the Combined Authority's functions for the following:
- 3.3. Assisting in policy development, particularly in the development of the Housing Strategy and overseeing its implementation.
- 3.4. Approving housing projects within the Housing Investment Fund (as allocated by the Board) and within approved budget.
- 3.5. Monitoring the commissioning of delivery partners and agreeing the staged release of budget for housing projects as approved by the Board.
- 3.6. Monitoring the Housing Investment Fund for reporting to Board.
- 3.7. Monitoring the delivery of projects by delivery partners for reporting to Board.
- 3.8. Overseeing the development of proposals for strategic investment in housing, such as Land Value Capture and the Community Land Trust Programme.
- 3.9. Overseeing the development of strategies for:
 - (a) Culture and Tourism,
 - (b) Open Space and Amenities
 - (c) Consultation
 - (d) Engagement with social action and the voluntary, community and social enterprise sector
- 3.10. Overseeing the delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council.

- 3.11. Overseeing Wellbeing and Public Health issues across all Portfolios.
- 3.12. Matters initiated by the committee can be referred to the Board.

4. Strategic and Budget Framework

- 4.1. The Committee should ensure schemes contribute and meet the targets in the 2030 Ambitions, the 4 year plan and specific strategies. The committee must act within existing budgets and strategic frameworks. Any decisions must be within the parameters agreed by the board.

5. Accountability

- 5.1. The Committee is accountable to the Combined Authority Board.

6. Membership

- 6.1. The Committee shall comprise four members:
 - (a) Chair
 - (b) Two Board member
 - (c) Board Member from Cambridge City Council or South Cambridgeshire District Council
- 6.2. The Combined Authority Board shall appoint the committee and substitute members. Board members may nominate their substitute member on the Board or another member from a constituent council to be a member of the committee. The Board member shall also nominate a named substitute member. Nominations are subject to approval by the Board.

7. Lead Director

- 7.1. The Lead Director for the Committee is:
 - (a) Housing Director

Appendix 2

Chapter 11 - Procedure rules of Executive Committee meetings

1. Access to meetings

- 1.1. The Transparency Rules, Forward Plan and Key Decisions apply to all committees, sub-committees and joint committees. [Error! Reference source not found..](#)

2. Membership

- 2.1. The membership of committees is set out in its terms of reference.
- 2.2. If a member fails throughout a period of six consecutive months from the date of their last attendance to attend any meeting of the committee, then, subject to certain exceptions, they cease to be a member of the committee.
- 2.3. A person will cease to be a member or a substitute member of an Executive Committee if they cease to be a Member of the Constituent Council that nominated or appointed them. The Combined Authority Board Member shall appoint or nominate a replacement as soon as possible.
- 2.4. A member or substitute member may resign by giving written notice to the Monitoring Officer, and the resignation takes effect on the receipt of the notice.
- 2.5. The relevant Combined Authority Board Member shall at any time be entitled to terminate the appointment of a member or substitute member nominated by them and replace that member or substitute Member, subject to the approval of the nomination by the Combined Authority Board.
- 2.6. The Combined Authority Board Member must give written notice of the new nomination and the termination of the previous nomination to the Monitoring Officer. The termination will take effect immediately. The new appointment shall take effect after the nomination has been approved by the Combined Authority Board.

3. Quorum

- 3.1. No business is to be transacted at a meeting of the Committee unless at least two-thirds of the total number of Members on the Committee are present.

4. Chair and Vice-Chair

- 4.1. The Combined Authority Board shall appoint the Chair on the recommendation of the Mayor and he/she shall be the lead portfolio holder for the functions of the committee. No vice-chair shall be appointed. The committee shall appoint a chair for the meeting when the chair is absent.
- 4.2. Portfolio holders have a strategic role in leading the development of future policy and budget allocations for approval at Board. They work directly with officers to give guidance in the development of future policy. A chair shall fulfil this same role and has an additional responsibility of chairing a committee to operate within the agreed delegations for matters approved by the Board.

5. Voting

- 5.1. Each member of the committee is to have one vote and no member (including the Chair) is to have a casting vote.
- 5.2. Any questions that are to be decided by the committee are to be decided by a simple majority of the Members present and voting unless special voting rules apply. If a vote is tied on any matter it is deemed not to have been carried. Special voting arrangements are set out in [Error! Reference source not found.](#), paragraph 16.

6. Minutes and Call-in of Committee Decisions

- 6.1. The Monitoring Officer shall publish details of decisions of the committee on the Combined Authority website and to all Members of the Committee, the Board Members and the Overview and Scrutiny Committee. Where the decision is made at a meeting, this shall be no later than the close of business on the third clear working day following the day of the meeting at which the decision was made.
- 6.2. Three Members of the Board may call-in a decision of the committee by notifying the Monitoring Officer. The decision will not be implemented and will be referred to the Combined Authority Board for review and decision.
- 6.3. On receipt of a call-in request, the Monitoring Officer shall:

- (a) notify the Mayor, Members of the Combined Authority Board, Members of the Committee and Members of the Overview and Scrutiny Committee, of the call-in; and
- (b) either call a meeting of the Board or refer the matter to the next scheduled Board meeting.

6.4. If a key decision is suspended, it is not available to be called in by the Overview and Scrutiny Committee until the Board has met and reviewed the committee's decision and either confirmed, amended or rescinded the decision. The Overview and Scrutiny Committee shall have five days after publication of the Board decisions to call in a key decision, in accordance with the Overview and Scrutiny Committee's call in arrangements set out in [Error! Reference source not found.](#)



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.1
21 NOVEMBER 2018	PUBLIC REPORT

£70m Cambridge City Council Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority secured £170 million from Government to deliver 2,500 new affordable homes. As part of this, £70 million is ring-fenced to deliver a programme of 500 new affordable homes within Cambridge, led by the City Council.
- 1.2. 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.
- 1.3. Cambridge City Council provides quarterly performance updates and the next is due in January 2019 which will be reported to the Housing and Communities Committee in February 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
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the detail of schemes as provided within Cambridge City Council's programme update.</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

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 currently predicting a total spend of £129 million on the programme, comprising £70 million grant via the Combined Authority plus £59 million City Council resources.
- 3.2. In September 2018 the CPCA Board agreed the profile as shown in Table 1) below for the City Council's 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 ie on a quarterly basis.
- 3.3. The City Council has drawn down a total of £8,771,807 or 13% of available funding to date. Of the agreed 2018/19 budget, £8,187,634 has been claimed leaving £6,869,366 to draw down in the current financial year.

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

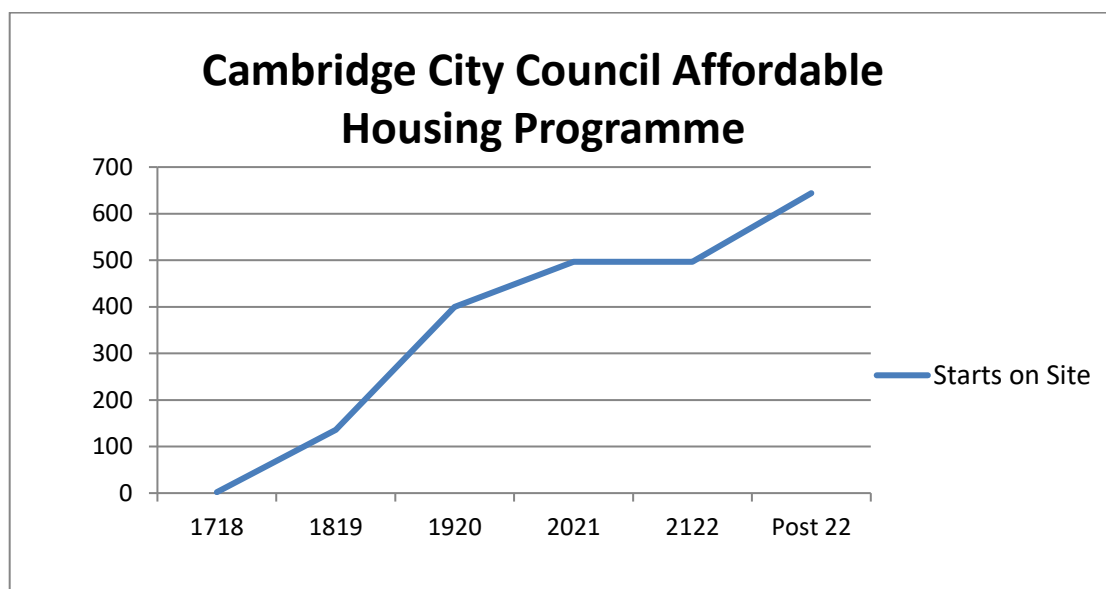
	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £	Totals
Baseline Profile March 2018	971,216	11,826,382	16,996,325	27,902,283	12,303,794	70,000,000
Revised Profile Sept 2018	584,175	15,057,000	21,907,000	27,781,000	4,670,825	70,000,000
Variance +/-	-387,041	3,230,618	4,910,675	-121,283	-7,632,969	0

4.0 OUTPUTS PERFORMANCE

- 4.1. A detailed programme update from Cambridge City Council's Housing Development Agency is provided as Appendix 1) to this report, including a list of all sites currently included within the programme as Appendix 2) which shows total homes to be delivered and affordable homes.

Starts on Site

- 4.2. The programme update provides a forecast profile for Starts on Site. The programme is currently forecasting 497 Starts by 31 March 2022, with a further 147 units in the investment pipeline. It is therefore likely that the Cambridge programme will deliver 500 Starts or more by March 2022.
- 4.3. Figure 1) shows the City Council's profile as a trajectory over the programme period.



Completions

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

5.0 FINANCIAL IMPLICATIONS

- 5.1. This programme is funded by a specific £70 million capital grant from Government, of which a total of £38m has been received by the Combined Authority to date. Projected total claims up to 31st March 2020 are therefore fully funded.

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, 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 Housing Development Agency Programme Update 24 October 2018

7.2. Appendix 2 – Annex to City Council Programme Update (Scheme List)

<u>Source Documents</u>	<u>Location</u>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework Monitoring and Evaluation Framework	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA http://cambridgeshirepeterborough-ca.gov.uk/

Cambridge City Council

Housing Development Agency



To: Cambridgeshire & Peterborough Combined Authority

Programme Update for the Devolution Programme

Date: 2018 – 10 – 24

Originally presented to:

Cambridge City Council, Housing Scrutiny Committee

Date: 2018 – 09 – 27

Report by:

Claire Flowers, Head of Housing Development Agency

Tel: 01223 - 457928 Email: claire.flowers@cambridge.gov.uk

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes by March 2022 with funding from the Combined Authority.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the overall progress on the Combined Authority programme to deliver 500 Council rented homes.
- 2.2 Note the overall Cambridge Investment Partnership Programme.
- 2.3 Approve subject to specific project approvals) the addition of the following sites to the Councils rolling development programme to contribute to the 500 Council home delivery: Clark Maxwell Road, Campkin Road, Ditchburn Day Centre, Cromwell Road and Mill Road phase 2.
- 2.4 Note the risk plan for the delivery of the affordable housing programme.
- 2.5 Note the reporting arrangements with the Combined Authority.

3. Background

- 3.1 In March 2017 the Executive Councillor
 - i. Endorsed the Cambridgeshire and Peterborough Devolution New Homes Business Case
 - ii. Approved the Councils approach to the development of new Council housing

- iii. Noted the commitment to resident involvement
- iv. Noted the current delivery programme for using devolution funding over the next two years.
- v. Re-approved the Home Loss policy

3.2 Since this approval significant work has taken place to bring housing sites forward for delivery, to establish the Cambridge Investment Partnership with the Hill Group and agree a Statement of Partnership working with the Combined Authority.

3.3 An update report was provided in January 2018 setting out progress against this programme. At this point a net 201 additional Council rented homes had been identified, the only start on site achieved at this point was the Uphall Road scheme.

4. Combined Authority

4.1 As part of the devolution deal the Combined Authority received a £70million grant fund for the delivery (start on site) of 500 council homes by Cambridge City Council between April 2017 and March 2022.

4.2 The devolution deal provides additional freedoms enabling the Council to use other housing resources, including receipts from Right to Buy sales, to provide additional funding for the programme. It also states that, whilst the Combined Authority has overarching accountability under the Assurance Framework for the programme, the primary decision-making and governance of the programme sits within the Cambridge City Executive and its Scrutiny functions.

4.3 A Statement of Partnership working has been agreed with the Combined Authority. This requires a quarterly report from Cambridge City Council against the £70m programme. Summary reports on the overall programme presented to Housing Scrutiny Committee will be used to provide quarterly updates to the Combined Authority.

- 4.4 Quarterly grant claims are made to the Combined Authority in arrears. The last claim was made in July 2018 for Quarter 1 and was for £7.6million.

5. Delivery Programme

- 5.1 The delivery programme provided in January 2018 included 201 (net gain) Council homes to be delivered on named sites through the devolution programme. In addition a number of potential opportunities were identified.
- 5.2 Since January progress has been made and a number of schemes have individually been presented to the Housing Scrutiny Committee and approved by the Executive Councillor. The number of schemes with planning/submitted for planning has also increased.
- 5.3 This paper seeks to add further named projects to the rolling delivery programme, each of which will be individually brought to the appropriate Council committee as they move forward.
- 5.4 Appendix 1 shows the current programme, the new sites are included within this.

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 September 2018)
- 6.2 There is a need to over-programme to allow for slippage and schemes not coming forward. It is also important to have a strong pipeline of schemes to enable the Council to respond positively to other funding programmes. The longer term pipeline shows a further 147 homes. These schemes will be explored further over the next 6 months.
- 6.3 There are also options around the level of affordable housing that can be delivered at Cromwell Road and Mill Road depending on the overall

density and viability of these sites. These would increase the overall outturn of identified projects to 522 homes.

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	134	264	97	0	147
Cumulative total	2	136	400	497	497	644

7. Start on Sites Achieved 2018/19

7.1 The total number of Start on Sites achieved at the end of August 2018 is 93

7.2 The programme shows the total number of starts on sites scheduled to be achieved by the end of 2018/19 as 136.

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

7.3.1 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 Estates and Facilities team.

7.3.2 Schemes on Site: Total 91 homes.

- **Mill Road:** This is a mixed tenure scheme delivering 91 new Council rented homes. Demolition works started at the beginning of July 2018. The scheme is being delivered through the Cambridge Investment Partnership (CIP). The programme shows 143 week build programme including demolitions.

7.4 Schemes target to start on site in 2018/19 with planning

- **Anstey Way:** This scheme is delivering 56 homes in total (a net gain of 29) all for rent. There are 12 specifically for the over 55s. This project is being delivered through CIP. Cambridge City Council entered into a lease with CIP on 28th June 2018 and an Affordable Housing Agreement on the same date. Applications to discharge the pre commencement planning conditions have been submitted and determination is awaited. Works are programmed to commence on site 24th September 2018. The programme shows 73 week build programme.
- **Nuns Way and Wiles Close:** this scheme is split across two sites delivering 10 new homes for rent. The Council is in Contract with Marfleet Construction to deliver the scheme, demolition works are due to commence in September 2018. The programme shows a 40 week build programme.
- **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 Estates and Facilities team. The start on site has been delayed due to a boundary issue which requires an injunction. Subject to the outcome of the injunction the start on site will be achieved in 2018/19.

8. Update on other approved schemes:

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

- **Queens Meadow:** planning permission for two homes on this site was granted in July 2018. This scheme will be delivered by CIP as a package of small sites. The works will not start on this scheme until CIP have secured planning for the full package of sites. The start on site is expected to be spring 2019.

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

- **Markham Close Garages:** this scheme will deliver five homes for rent. Resolution to grant planning has been granted in August 2018 however a further decision following the approval of the new Local Plan. The scheme will go to October committee. This scheme was approved by HSC to be delivered by CIP. CIP will be delivering as part of its small sites package with a start on site spring 2019.
- **Gunhild Way:** this scheme will deliver two homes for Council rent. Planning was submitted in July 2018. This scheme will be delivered through CIP as part of the small sites package with a start on site in spring 2019.
- **Tedder Way:** this scheme was approved by HSC and will be delivered by the Estates and Facilities team. The planning application was made in 2017. The planning decision has been delayed whilst a number of issues have been addressed namely the surface water drainage. Planning is expected to be determined in October 2018.
- **Kingsway Medical Centre-** this scheme is being delivered by the Estates and Facilities team and will deliver four new Council rented homes. It is the conversion of a former medical centre. The planning application has now been made. It is anticipated this scheme will start in 2019/20.

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

- **Colville Road garages-** this scheme is due to be submitted for planning by September 2018, prior to this agreement with the existing tenant was required to widen the driveway to allow the scheme to be developed. This scheme will deliver three new Council rented homes and will be delivered by CIP as part of the small site package. It is anticipated this scheme will start in spring 2019.
- **Wulfstan Way-** this scheme is due to be submitted for planning by the end of September 2018. The proposals have been amended due to sensitivities around removal of a tree and access issues identified. This scheme will be delivered by CIP as part of the small site package. It is anticipated this scheme will start in spring 2019.

- **Ventress Close-** this scheme is being delivered through the Cambridge Investment Partnership; it has required the purchase of two properties and rehousing of two existing Council tenants to enable the scheme. There is one tenant still to move home, an agreement is in place for this move. The planning application will be made by the end of September 2018. It is anticipated works will start on site in the spring 2018.
- **Akeman Street-** this scheme was approved in July 2018 and is being delivered through the Cambridge Investment Partnership. Further survey work is currently underway. Japanese Knotweed previously treated has grown back ,this will require specialist removal before some of the necessary surveys can be completed. It is still anticipated the planning application will be made by the end of 2018, subject to surveys.
- **Colville Road phase 2:** a separate report has been presented to the Housing Scrutiny Committee seeking approval to proceed with this regeneration scheme.

9. New Schemes in the Programme

- 9.1 A number of schemes have been identified as potential further development sites. Initial reviews have taken place to assess the risks of delivery and the potential number of homes that can be delivered. Various internal stakeholders across the Council have been involved in this process.
- 9.2 The focus for new schemes has been on larger schemes, to significantly add to the number of homes in the programme. The small schemes delivered to date have been resource intensive requiring significant work to reach the point that the land can be developed.

- 9.3 Further work is required to identify a further minimum 3 homes to be included within the programme for starts in 2021/22. A land audit has taken place and there will also be opportunity to purchase further land/ properties from developers in the next three years to add to the programme. The longer term pipeline currently shows a further 147 homes.
- 9.4 **Cromwell Road (former Ridgeons site).** The purchase of the site, with outline planning by Cambridge City Council and the delivery with Hill through the Cambridge Investment Partnership was approved by the Executive Councillor for Strategy and Resources in March 2018. A separate paper is included to approve the budget for this scheme. This scheme will add at least 98 new Council rented homes to the delivery programme.
- 9.5 **Mill Road phase 2.** This part of the site was originally proposed for a new YMCA. A separate paper is included to approve this scheme. This scheme will add at least 20 Council rented homes to the delivery programme.
- 9.6 **Ditchburn Day Centre-** A separate report is included to approve this scheme. An additional two homes are to be provided at Ditchburn following the purchase of the former Day Centre from Cambridgeshire County Council. A planning application has been prepared and the additional works agreed with the existing main contractor Cocksedge.
- 9.7 **Campkin Road-** This is a regeneration scheme, the block has been identified for redevelopment following a review by Housing Services and Estates and Facilities. Indicative work suggests that a new scheme could deliver 69 homes, net gain of 37. A new scheme on this site would resolve inherent design issues linked to anti-social behaviour as well as address on- going maintenance uses. This project along with the Colville Road phase 2 projects will require significant work with residents in respect of rehousing, to ensure they have the information they need and are supported with moves off site. The additional resource to do this is included as part of the

MTFS. It is anticipated this scheme will be presented at the January Housing Scrutiny Committee.

9.8 **Clark Maxwell Road-** This is a scheme currently owned by Hill, there is an opportunity for the Council to purchase 14 homes on this site as part of a mixed tenure scheme. It is anticipated this scheme will be submitted for planning in autumn 2018 and start on site spring 2019.

9.9 A further two sites are currently at feasibility stage and shown within the summary table.

10. Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 497 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 grant in the future.	Programme level monitoring of delivery. Strategy will be 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	Medium- until all surveys are complete and planning permission is granted there is a risk of additional costs.	Medium- depending on the extent of the additional cost this may be managed within contingency. Across the programme there is an approach to achieve an average cost of £200K a unit to allow for some schemes to be more or less than this.	Initial budgets either developed with Hill or Employers Agent. Contingencies included where risks are identified. Cost plans are regularly reviewed and updated.
Planning	Low- the approach to engage the planning service early in the process. Any project coming to HSC has been discussed with the planning service.	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.

11. 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.

(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; Estates and Facilities; 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 will be 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.

12. Background papers

Background papers used in the preparation of this report:

- a) 17/17 HSC New Housing by the Council
- b) 18/14/HSC New Build Affordable Housing update

13. Appendices

(a) Appendix 1: Programme Summary

14. 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 Devolution Funded Delivery Programme	10/09/2018								
Scheme Name	Ward	Net Affordable	Total homes	Delivery	Committee	Committee Approval Date	Planning Application Submitted	Planning Approval Granted	Indicative SOS
BUILD COMPLETED									
Uphall Road	Romsey	2	2	E & F	HSC	Mar-15	Aug-16	Dec-16	Jun-17
Indicative Total		2	2						
ON SITE									
Mill Road	Petersfield	91	182	CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18
Indicative Total		91	182						
PLANNING APPROVED									
Anstey Way	Trumpington	29	56	CIP	HSC	Mar-17	Jan-18	Jul-18	Sep-18
Nuns Way & Wiles Close	Kings Hedges	10	10	Tender	HSC	Mar-15	Aug-16	Jul-17	Sep-18
Kendal Way	East Chesterton	2	2	E & F	HSC	Mar-15	Aug-16	Feb-17	Feb-19
Queens Meadow	Cherry Hinton	2	2	CIP	HSC	Jun-17	Dec-17	Jul-18	Apr-19
Indicative Total		43	70						
SUBMITTED FOR PLANNING									
Gunhild Way	Queen Ediths	2	2	CIP	HSC	Jan-18	Jul-18	Oct-18	Apr-19
Tedder Way	Arbury	2	2	E & F	HSC	Mar-15	Mar-17	Oct-18	Apr-19
Markham Close	Kings Hedges	5	5	CIP	HSC	Jan-18	May-18	Oct-18	Apr-19
Kingsway Medical Centre	Arbury	4	4	E & F	HSC	Sep-17	Sep-18	Oct-18	Apr-19
Indicative Total		13	13						
COMMITTEE APPROVED									
Wulfstan Way	Queen Ediths	3	3	CIP	HSC	Sep-17	Sep-18	Dec-18	Apr-19
Colville Garages	Kings Hedges	3	3	CIP	HSC	Sep-17	Sep-18	Dec-18	Apr-19
Ventress Close	Queen Ediths	13	15	CIP	HSC	Mar-17	Sep-18	Jan-19	Jun-19
Akeman Street	Arbury	12	14	CIP	HSC	Jun-17	Dec-18	Apr-19	Aug-19
Indicative Total		31	35						
PRE COMMITTEE APPROVAL									
Ditchburn Place Community Rooms	Petersfield	2	2	Tender	S & R	Sep-18	Sep-18	Dec-18	Feb-19
Mill Road Phase 2	Petersfield	20	40	CIP	HSC	Aug-18	Oct-18	Jan-19	Apr-19
Cromwell Road	Romsey	98	245	CIP	S & R	Mar-18	Dec-18	Mar-19	Jan-20
Colville Phase 2	Cherry Hinton	42	62	CIP	HSC	Sep-18	Mar-19	Jun-19	Apr-20
Indicative Total		162	349						
FEASIBILITY STAGE									
Potential scheme		100	100	CIP	HSC	Jan-19	May-19	Aug-19	Jan-20
Potential scheme		4	4	CIP	S & R	Jan-19	Jun-19	Aug-19	Apr-20
Campkin Road	Kings Hedges	37	69	CIP	HSC	Jan-19	Jun-19	Sep-19	Jul-20
Clark Maxwell Road	Newnham	14	35	TBA	HSC	Jan-19	Jun-19	Sep-19	Jul-20
Indicative Total		155	208						
IND GRAND TOTAL		497	859						
Potential additional Cromwell Road		517	899						
Plus alternative Mill Road Ph 2 (50 homes, 50% affordable)		522	909						

Outturn per financial year net affordable	2017/18	2018/19	2019/20	2020/21	2021/22	Future pipeline
Starts on site	2	134	264	97	0	147
Cumulative total	2	136	400	497	497	644



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2
21 NOVEMBER 2018	PUBLIC REPORT This report has a confidential appendix (2) 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

£100m Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority secured £170 million from Government to deliver 2,500 new affordable homes. As part of this, £70 million is ring-fenced to deliver a programme of 500 new affordable homes within Cambridge, led by the City Council. The remaining £100 million will be used to deliver at least 2,000 new affordable homes across Cambridgeshire and Peterborough by March 2022.
- 1.2. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority. It contains a confidential appendix 2.
- 1.3. The Housing and Communities Committee will receive quarterly performance updates on programme expenditure and delivery of outputs (new homes). The next will be in February 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

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Note the report on spend and outputs for the £100 million Affordable Housing Programme.</p> <p>(b) Note the forward pipeline of affordable housing schemes.</p> <p>(c) Agree to receive further progress reports on a quarterly basis.</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>
---	---

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. In order to have a selection of tools and a flexible approach by which housing delivery will be achieved and accelerated, the Combined Authority has developed flexible multi-toolkit Housing Strategy. This was approved by the Board on 26th September 2018.

A flexible multi toolkit approach



- 2.3. 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 use of grant as a tool to help unlock sites and deliver additional affordable housing.

- 2.4. To date, the Authority has approved 17 schemes / projects including a new scheme for 43 Shared Ownership units at Whittlesford, South Cambridgeshire which was approved by the Combined Authority Board on 31 October.
- 2.5. 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.
- 2.6. As part of monitoring arrangements for the Devolution Deal, Government undertakes an annual review of progress which usually takes place in March or April. Performance reporting to the Housing and Communities Committee contributes to monitoring for Government.

3.0 FINANCIAL PERFORMANCE

- 3.1. Total grant investment approved for Affordable Housing schemes to date is £10.3 million, including £1.634 million approved on 31 October. A further £6.5 million has been approved as a loan to East Cambs Trading Company for development at Haddenham. A total of £16.75 million has therefore been allocated to schemes to date.
- 3.2. Of this, £4.213 million has been contractually committed via funding agreements with £6.04 million grants and £6.5 million loan yet to contract.
- 3.3. £953k has been paid in grants to date with a further £1.437 million in processing. 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. Providers must supply supporting evidence of project expenditure and delivery milestones having been met.
- 3.4. A list of 17 schemes with Board approval is attached as Appendix 1.

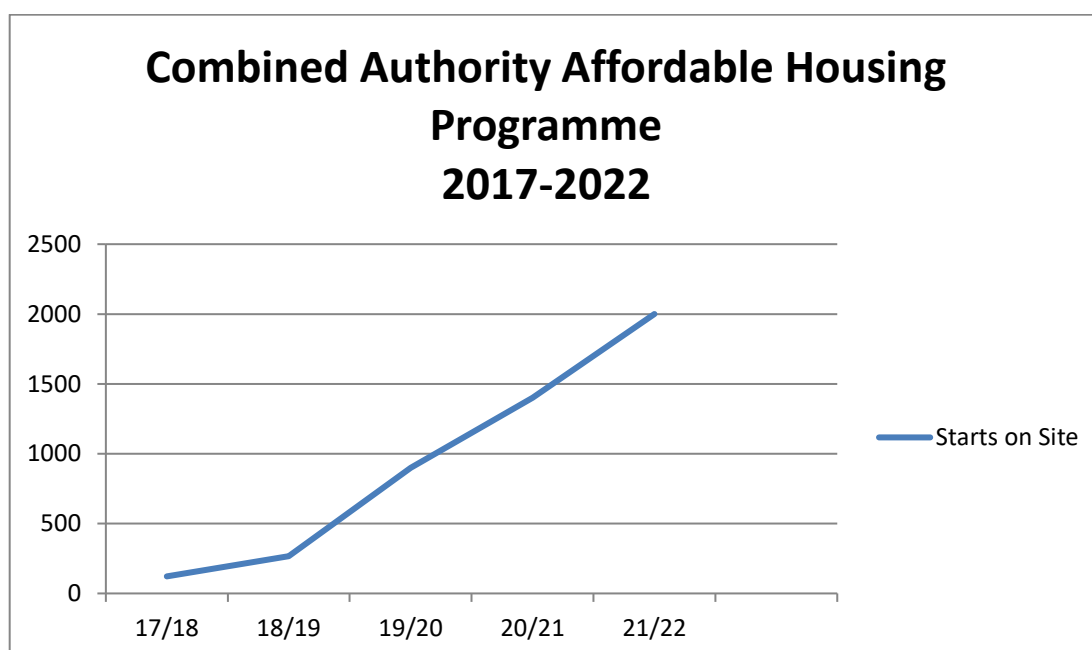
4.0 PROGRAMME DELIVERY

- 4.1. Appendix 1 shows that 10 schemes are in contract. 335 units will be delivered using CA funding across these 17 schemes. 134 units are in contract.

Starts on Site

- 4.2. There have been 122 Starts on Site to date with a further 54 units at Perkins in Peterborough due to start on 31 October but not yet claimed. Less completed units, 114 units are currently in delivery.
- 4.3. Figure 1) shows the Affordable Housing Programme's Start on Site profile as a trajectory over the programme period. The programme is currently forecasting just under the 2,000 programme target at just under 1,946 units.

Figure 1) Starts on Site 2017/18 to 2021/22



Completions

- 4.4. The programme has so far delivered 8 completed units at The Shade, Soham. The Shade was provided with CPCA grant as one of the 'quick wins' approved in July 2017. The new homes will be transferred to Thrift Community Land Trust to manage as affordable homes for people who live and work in the parish (six apartments and two houses). The other five properties in the scheme – three one-bedroom apartments and two three-bedroom houses – will be sold on the open market.

Forward Programme and Pipeline Development

- 4.5. The programme has some 2,800 units in the investment pipeline which is attached as Appendix 2. The provisional allocations have been risk-discounted significantly for the purposes of the Starts on Site trajectory above as it is unlikely that all schemes will come forward for CPCA investment. Owing to the commercially sensitive nature of early stage negotiations this information is confidential.
- 4.6. In addition to the identified pipeline schemes, there are 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 for the development of a number of strategic sites. 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 but significant numbers are likely to start on site beyond March 2022.

- 4.7. Further opportunities will be identified during the course of the programme across the range of development toolbox methodologies.

Communicating the Opportunity

- 4.8. With an increase in capacity in the Housing and Development Team since August, the Combined Authority has been able to promote the opportunity presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and the National Housing Federation.
- 4.9. Now the Housing Strategy has been approved by the Board, the team is working on improving the programme's presence on the Combined Authority's website so potential applicants will be able to access programme materials including guidelines and criteria.

Risks and Issues

- 4.10. The Rent Standard guidance sets out that Affordable Rent terms can only be used in relation to accommodation pursuant to a housing supply delivery agreement entered between a registered provider and the Homes and Communities Agency (HCA) (now Homes England) or the Greater London Authority (GLA). In other words, only those two bodies have an agreement with Government to fund homes for which Affordable Rent may be charged. The statutory basis for this is the Welfare Reform and Work Act and regulations made under it which regulate the type of rents that can be charged by registered providers of social housing.
- 4.11. The Authority understands that its position in terms of funding for the supply of housing is unique among combined authorities because, under the Devolution Deal it receives its funding from Treasury and manages payments to providers. Other combined authorities manage their housing programmes via Homes England. When legislation was being drafted this appears to have been inadvertently overlooked.
- 4.12. Combined Authority directors and officers are in discussions with the Ministry and Housing, Communities and Local Government (MHCLG) to seek a change to the existing legislation. This is ongoing. At the same time we are meeting with the Registered Providers immediately impacted by this issue and are looking at options on a scheme by scheme basis. We have endeavoured to encourage Providers to enter a dialogue with the Social Housing Regulator, as it may have the ability to apply exemptions in certain circumstances. However, it appears as if the providers have other issues, for example covenants with their funders not to behave unlawfully and so are not inclined to pursue this.
- 4.13. It is possible that if MHCLG are unable to provide a quick solution to this issue then providers may decide to withdraw those schemes with affordable rent units that will be completing in the next few months from the Combined Authority's programme. Of schemes listed in Appendix 1, between now and April 2019 up to 90 units are potentially impacted across the programme. Of these, 50 of

those units are about to complete and may be removed from the programme before end December 2018.

- 4.14. Other schemes rated as amber are those which have yet to contract. In all cases, funding agreements have been issued to providers and CA officers are working to get schemes under contract.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The table in section Appendix 1 summarises the current budget position based on financial commitments for the projects already approved by board.
- 5.2 The projects approved are generally proceeding satisfactorily in terms of both time and cost (other than those projects highlighted as an amber risk). Assuming this progress is maintained the Authority's intervention will represent an efficient and effective way of progressing housing development by achieving starts on site earlier than would be possible in the absence of financial support.
- 5.3 There is no request for any additional financial approvals in this 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, 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 November 2018
- 7.2. Appendix 2 – **Confidential** Programme Investment Pipeline

<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/

APPENDIX 1 - Combined Authority Affordable Housing Programme - Board Approved Schemes as at 12 November 2018

Scheme Name	Provider	Authority	No of units funded	No. AR Units	Funding Approved	SoS Date	SoS Nos Claimed	PC Date	PC Nos Claimed	Amount	CONTRACT ISSUED	SIGNED CONTRACT RETURNED	ACQ PAYMENT 35%	SOS PAYMENT 35%	PC PAYMENT 30%	Paid to Date	RAG
Littleport	CHS	East Cambs	16	11	26/07/2017	01/08/2017	16	18/11/2018		£ 475,000	YES	YES	£ 166,250	£ 166,250	£ 142,500	£ 332,500	
Victoria Way, Melbourn	CHS	South Cambs	24	16	26/07/2017	01/08/2017	24	07/12/2018		£ 190,000	YES	YES	£ 66,500	£ 66,500	£ 57,000	£ 133,000	
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	8	£ 120,000	YES	YES	N/A	£ 60,000	£ 60,000	£ 120,000	
Snowley Park	CKH	Fenland	24	6	26/07/2017	01/10/2017	24	31/12/2020		£ 150,000	YES	YES	£ 52,500	£ 52,500	£ 45,000	£ -	
Offord D'arcy Phase 1	CKH	Huntingdon	10	10	26/07/2017	01/01/2018	10	31/04/2019		£ 300,000	YES	YES	£ 105,000	£ 105,000	£ 90,000	£ -	
John Mansfield School	CKH	Peterborough	10	10	26/07/2017	09/02/2018	10	31/07/2019		£ 150,000	YES	YES	£ 52,500	£ 52,500	£ 45,000	£ -	
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019		£ 330,000	YES	YES	£ 115,500	£ 115,500	£ 99,000	£ -	
Offord D'arcy phase 2	CKH	Huntingdon	7	7	28/03/2018	01/10/2018	7	30/04/2019		£ 273,000	YES	YES	£ 95,550	£ 95,550	£ 81,900	£ -	
Willingham	CKH	South Cambs	15	6	26/07/2017	31/03/2018	15	30/06/2019		£ 525,000	YES	YES	£ 183,750	£ 183,750	£ 157,500	£ 367,500	
Perkins	CKH	Peterborough	54	54	26/07/2017	31/10/2018		31/01/2021		£ 1,700,000	YES	YES	£ 595,000	£ 595,000	£ 510,000	£ -	
Papworth	Flagship	South Cambs	9	9	26/03/2018					£ 114,000	NO		£ -	£ 57,000	£ 57,000	£ -	
Midland Road	Medesham Homes	Peterborough	23	23	30/05/2018	01/03/2018		31/12/2018		£ 905,000	NO		£ -	£ 452,500	£ 452,500	£ -	
St Marys Road, Ramsey		Huntingdon	32	22	28/03/2018					£ 1,306,000	NO		£ -	£ 880,000	£ 880,000	£ -	
Paston Reserve	Accent Nene	Peterborough	33	0	28/03/2018					£ 1,320,000	NO		£ -	£ 660,000	£ 660,000	£ -	
Whittlesford	Clarion	South Cambs	43	0	31/10/2018	29/02/2020		31/12/2021		£ 1,634,000	NO		£ -	£ 817,000	£ 817,000	£ -	
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	tbc	tbc	28/03/2018					£ 763,934	YES		£ -	£ 381,967	£ 381,967	£ -	
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	19	19	27/06/2018					£ 6,500,000	YES		£ -	£ 3,250,000	£ 3,250,000		
			335	209			122			£ 16,755,934			£ 1,432,550	£ 7,991,017	£ 7,786,367	£ 953,000	

Invoices received and in processing
 Paid