



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

## **HOUSING AND COMMUNITIES COMMITTEE**

**Date: Monday, 13 January 2020**

**14:00 PM**

**Democratic Services**  
Dermot Pearson  
Interim Monitoring Officer

The Incubator  
Alconbury Weald  
Cambridgeshire  
PE28 4WX

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

### **AGENDA**

**Open to Public and Press**

#### **Part 1: Governance Items**

- 1.1 Election of Chair for the meeting.**
- 1.2 Apologies for Absence and Declarations of Interest**
- 1.3 Minutes - 11 November 2019**
- 1.4 Public Questions**

**5 - 20**

<b>1.5</b>	<b>Housing and Communities Committee - Terms of Reference</b>	<b>21 - 24</b>
<b>1.6</b>	<b>CA Forward Plan - 6 December 2019</b>	<b>25 - 38</b>
<b>1.7</b>	<b>Housing and Communities Committee Agenda Plan - December 2019</b>	<b>39 - 42</b>
	<b>Part 2: Programme Delivery</b>	
<b>2.1</b>	<b>£70 million Cambridge City Council Programme Update</b>	<b>43 - 70</b>
<b>2.2 (i)</b>	<b>£100m AHP Scheme Approvals Middlemore, St Mary's, Ramsey</b>	<b>71 - 78</b>
<b>2.2 (ii)</b>	<b>£100m AHP Scheme Approvals Stilton 24-36 High Street</b>	<b>79 - 86</b>
<b>2.2 (iii)</b>	<b>£100m AHP Scheme Approvals Heylo</b>	<b>87 - 94</b>
<b>2.3</b>	<b>£100m Affordable Housing Programme Update</b>	<b>95 - 106</b>
<b>2.4</b>	<b>£100k Homes and Community Land Trusts</b>	<b>107 - 110</b>

**Part 3: Date of next meeting:**

9 March 2020

The Housing and Communities Committee comprises the following members:

Councillor David Ambrose-Smith

Councillor Ryan Fuller

Councillor Roger Hickford

Councillor Denise Laws

Councillor Mike Sargeant

Councillor Bridget Smith

Cllr Irene Walsh

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

Clerk Name: Tamar Oviatt-Ham

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

**Date:** 11 November 2019

**Time:** 14:00pm to 15:50pm

**Present:** Councillors David Ambrose – Smith, Graham Bull (Chairman), Roger Hickford, Mike Sargeant, Bridget Smith and Irene Walsh.

**Apologies:** Councillor Denise Laws.

**25. APOLOGIES AND DECLARATIONS OF INTERESTS**

Apologies were received from Councillor Denise Laws. No declarations of interest were made.

**26. MINUTES**

The minutes of the meeting held on 9 October were agreed as a correct record and signed by the Chairman.

**27. PUBLIC QUESTIONS**

No public questions received.

**28. HOUSING AND COMMUNITIES COMMITTEE TERMS OF REFERENCE**

The Committee considered a report detailing the new governance arrangements of the Committee agreed at the Combined Authority Board meeting on 25 September 2019.

In presenting the report officers explained that the new governance arrangements had come into effect on 1 November 2019 and that that matter reserved to the Combined Authority Board were summarised under 2.2 - 2.4 of the report and matters delegated to the Skills Committee were detailed under points 2.5 – 2.7 of the report

In discussing the report Members queried whether there were any limitations on the amount of spend the Committee could approve. Officers clarified that the Committee had devolved decision making powers to approve stage release of budget under the £100 million Affordable Housing Programme covering the £60 million grant funding element. Officers explained that the Board could call in decisions made by the Committee and request that the decision is taken up to Board. Members requested greater clarity in terms of which bodies could make the decisions on the different Housing funds, set out in a table so that it could be easily understood. Members also requested further clarity on the Communities remit of the Committee and what this would cover as the focus of the Committee



so far had solely been on housing. Members requested that the Terms of reference be brought back to the next meeting for further discussion and that officers sent around the explanatory document ahead of the reports being published. **ACTION**

## **29. AGENDA PLAN**

Members discussed the forward plan and requested that:

- The Committee Terms of reference be added to the January Committee for further discussion. **ACTION**
- The £70 million Cambridge City Council Programme Update and the £100 million Affordable Housing Programme Update be included on the agenda as a standing item for every Committee meeting and that this would be reviewed at a later date. **ACTION**
- Grants for Community Land Trusts and the development of £100,000 homes project be added to the Committee agenda as a standing item. **ACTION**
- The letter from Jake Berry, the Minister for Housing and Local Government in relation to the levelling of powers of all Combined Authority Mayors be discussed at Committee in the New Year following the General Election, in relation to the implications for Housing and Communities. Officers explained that this would be discussed at the Combined Authority Board meeting in the New Year. **ACTION**

## **30. £70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE**

The Committee received a report that provided an update on the £70 million Affordable Housing Programme led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough. The update was 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 26 September 2019.

In presenting the report officers explained that there had been 12 completed units to date, two to year end 2018/19 and 10 units had been completed since the last report in July at Nuns Way and Wiles Close. A further two completions were due in 2019/20 and 77 in 2020/21. Officers clarified that since the last update to Committee that the identification and approval of schemes to the programme had increased to 546 homes to start on site by 31 March 2022. Schemes currently on site included Mill Road, Anstey Way, where tenants were due to move in four months early, Ventress Close, Akeman Street and Kingsway Medical Centre. Officers clarified that there was an ongoing boundary dispute at Kendal Way and that start on site had slipped to mid - 2020.



Schemes due to start on site in 2019/20, with planning submissions made included Clark Maxwell Road, where the developers Hills had been asked to resubmit the planning application, due to local planning changes. This was due to be determined in June 2020. There had been a one month delay to starts on site for Meadows and Buchan and Campkin Road.

In discussing the report Members:

- Queried whether Cambridge City Council were confident that they would meet the target of 500 homes by 2022. Officers explained that they were confident of meeting the target and expected to have the determinations for all 546 units identified by June 2020, and that all homes would start on site well in advance of the 2022 date. Officers explained that additional sites had also been identified and could be brought forward if necessary. Officers also clarified that all of the building supplies were in place to deliver the homes and the bricks has been brought over from the Netherlands. There had been a lower than projected spend so far of the anticipated spend of £20 million this financial year.
- Sought clarification on what the spending would be for the rest of the financial year. Officers explained that they expected there to be an accelerated spend in the final two quarters of the financial year.
- Requested a table that gave the trajectory of units delivered against budget and costs of units to be included in future reports. **ACTION**

A Member commented that they had been on a number of site visits as they were on the Planning Committee for Cambridge City Council and they had been very impressed with the work of the team. They recommended that Members request site visits if this was of interest.

It was resolved unanimously to:

- 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 Housing Scrutiny Committee update 18 June 2019.

### **31. £100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS GREAT WHYTE, RAMSEY - PLATFORM HOUSING GROUP**

The Committee considered a report that sought approval to commit £600,000 of grant funding from the £100 million Affordable Housing programme to enable delivery of 15 new affordable homes at 94 Great Whyte, Ramsey.

In presenting the report officers explained that Platform Housing Group had applied to the Combined Authority for a £600,000 grant to deliver 15 new affordable homes as part of a development of 32 new homes. The site currently sat empty and there was a planning application for change of use of the land



and the demolition of the existing warehouse and store buildings. Officers explained that half of the homes would be shared ownership and the other half affordable housing.

In discussing the report Members:

- Sought clarity on how the viability of schemes was assessed by the Combined Authority, particularly in terms of value for money. Officers explained that they received a financial assessment and business case from providers as part of the application process and all submissions went through the due diligence processes by the CPCA housing team and were checked by the CPCA finance officers. Members discussed the potential use of an independent company to check the viability of schemes as a number of the constituent authorities currently used this method. Members requested that officers look into the potential costs and report back to Committee. **ACTION.** A Member commented that there was a good level of rented housing in the scheme. They suggested that in future the Local Housing Allowance Level was included on each approval report
- Questioned whether there was a maximum grant rate per unit. Officers explained that there was no formal cap and units generally ranged from £30,000 - £40,000. A Member commented that the subsidy for this scheme was at the high end and queried if officers were factoring in higher land values in South Cambridgeshire, against areas where land value was much less. Officers explained that they considered each submission on a case by case basis and that land costs were factored in to the business cases that formed part of the application process. Officers commented that they worked closely with providers and it was rare that a provider would abuse the system.

It was resolved unanimously to:

- a) Commit grant funding of £600,000 from the £100m Affordable Housing programme to enable delivery of 15 new affordable homes at 94 Great Whyte, Ramsey.

**32. £100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS  
BRETTON COURT, BRETTON CENTRE, PETERBOROUGH, MEDESHAM  
HOMES LLP**

The Committee considered a report that sought approval to commit grant funding of £1,687,500 from the £100 million Affordable Housing programme to enable delivery of 45 new affordable homes ranging from 1 and 2 bed flats, at Brettton Court, Brettton Centre, Peterborough.

In presenting the report officers explained that Medesham Homes had applied to the Combined Authority for £1,687,500 grant funding to deliver 45 new affordable homes. Officers clarified that the grant would be used to convert the units that were originally intended to be market units to Affordable Rent. This was an office to residential conversion and it had been identified that there was





a great need for one and two bedroom flats in the area to help in reducing the numbers on the housing waiting list, as well as helping those who were homeless.

In discussing the report:

- A Member commented that they were not comfortable with the application and did not feel they could support it. They explained that heating and energy issues had not been covered in the report and they had concerns that the energy standards of the current block would be well below that of a new build. The Director of Housing and Development clarified that the local housing team had been consulted on the development and they had made it clear that there was a pressing need for one and two bedroomed flats. He explained that the building could be converted to satisfy the relevant building control standards.
- A Member welcomed the development in Peterborough and acknowledged there was a real need for one and two bedroom flats in the area particular due to the level of homelessness.
- A Member commented that they had made their views clear about a similar application in Ely and that their views had not changed and they did not agree with reducing employment space. They also commented that the Local Government Association were lobbying against these type of developments. They commented that there was no site map and they could not judge how close the development was to a Doctors surgery and Green Space. Officers explained that the local facilities were covered in the report which included a health centre and shops and was close to transport links.

It was resolved by majority to:

- a) Commit grant funding of £1,687,500 from the £100m Affordable Housing programme to enable delivery of 45 new affordable homes ranging from 1 and 2 beds flats, at Bretton Court, Bretton Centre, Peterborough.

Immediately after the vote was taken Councillor Bridget Smith asked that her abstention be recorded in the minutes of the meeting.

### **33. £100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS WISBECH ROAD, MARCH, PE15 8EY**

The Committee received a report that sought approval to commit to grant funding of £4,542,500 from the £100 million Affordable Housing Programme to enable delivery of 118 new two, three and four bed affordable homes of consisting of 98 affordable rent homes and 20 shared ownership homes.

In presenting the report officers explained that the development site was on Wisbech Road, March, to the east of Peterborough and north-east to Huntingdon and had a good road connection to the A141. The site was in walking distance of March town centre and offered a full range of local services



and employment opportunities. Officers clarified that the scheme was designed to National Space Standards were possible and that the scheme would operate under a Local Lettings Policy, in order to let homes to a wide demographic and economic range to create a balanced and sustainable community. Officers reiterated that outline planning permission had been granted and a Reserved Matters Application was to be submitted in November, with the final planning decision expected in March 2020.

In discussing the report:

- A member requested that the size of the developments be included in future reports. They noted that it stated that the scheme was being built to National Space Standards were possible. **ACTION**
- Members discussed the use of Methods of Modern Construction. A Member commented that they had visited the site and that they were fully supportive of the scheme. Another Member commented that they were pleased that these methods were being used and that they were highly energy efficient standards of construction and had potential in terms of bringing housing costs down in the future. They explained that they would like to see future larger schemes where construction happened on site. Officers commented that the company building used for this development were based in Yorkshire and had just received £30 million from Homes England to build everything on site. The Chairman commented that when the Combined Authority was being set up they looked into the potential of setting up a company to do this but that it was not pursued at the time. A Member queried whether the Housing and Communities Committee could look into the possibilities of establishing a company that could take these methods forward for future housing developments. The Chairman agreed that this could be looked into. **ACTION**

It was resolved unanimously to:

- a) Commit grant funding of £4,542,500 from the £100m Affordable Housing programme to enable delivery of 118 new affordable homes of 2, 3 and 4 bed homes of affordable rent and shared ownership homes.

### **34. £100M AFFORDABLE HOUSING PROGRAMME UPDATE**

The Committee considered a report that gave an update on the £100 million Affordable Housing Programme.

In presenting the Director of Housing and Development explained that the last update had been given at the July Committee and that £49.2 million of the fund had been allocated to schemes to date, of this £35.5 million had been contractually committed, comprising of £4.6 million in grants and £30.9 million in loan funding. £13.7 million had yet to be contracted. It was anticipated that a further £6.25 million would be contracted before the next Committee date. Of



this 908 units had been approved for grant and 38 units had been approved through the revolving fund. He confirmed that since July the Combined Authority had withdrawn from one scheme at Station Road in Thorney due to a number of issues that had arisen when going through the due diligence process. He clarified that there had been 202 starts on site and that between November 2019 and March 2020 there would be a significant rise in starts on site and that officers were confident that there would be 600 starts on site by year end in March 2020, as highlighted in the Business Plan. A significant number of these starts would be 234 affordable housing unit starts in Northstowe in January 2020, simultaneous to the starting of the Mare Fenn flood remediation works. He reiterated that so far there had been 48 completions and that a further 20 homes were due to be completed before the next Committee in January. In terms of the forward programme schemes totalling an additional 287 units were under active consideration and were expected to come forward to Committee or Board for approval before March 2020. He stated that there were 3000 units identified in the pipeline and that it would be reasonable to say that they would expect 30% of these units to come through the pipeline along with some windfall schemes. He explained to new Members of the Committee that there had been a hiatus between October 2018 and April 2019 and that the approvals at Committee today had started on the road to ensuring future targets would be met.

In discussing the report:

- A Member requested that a pie chart be added to future reports similar to the chart at 4.5 of the report, showing spend so far. Officers confirmed that this would be included in future reports. **ACTION**
- A Member questioned how progress was being measured against the Housing Strategy from last year, comparing where the Combined Authority said that they would be at this point as they were concerned that superficially it looked like the programme was doing well. They stated that 540 were infrastructure and not houses as such at Northstowe and Mare Fen which equated to less than £2,000 per unit. They stated that the spending on infrastructure should be separated out from spend on housing. They also queried the toolbox £40 million fund where it was projected by end of 2019-20 that 333 houses would be built but this currently stood at 38. They were concerned about how the £40 million was being used and whether targets would be met and that the Committee needed to be clear about what progress was being made against the figures stated in the Housing Strategy. The Director of Housing and Development commented that the Combined Authority had different sorts of activities which included infrastructure as well as housing and that he was in discussion in terms of looking at some infrastructure loans in the future. He stated that he would recommend keeping the reporting consistent to the Committees objective's as it currently stood. He confirmed that he would come back to Committee formally with an update on the £40 million fund activities and that he would circulate the Housing Strategy to the Committee for the benefit of



the new Members. **ACTION.** He asked the Monitoring Officer to circulate the other frameworks and strategies mentioned in the Committees Terms of Reference. **ACTION**

It was resolved unanimously 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.

### **35. HOUSING NEEDS ANALYSIS**

The Committee received a verbal update from officers on the Housing Needs Analysis work that was being undertaken by the Combined Authority.

In updating the Committee officers:

- Explained that a tender was due to let by local councils that would provide an update on certain types of housing need. Officers would also like to explore with the Committee what data they would like to see reported going forwards.
- Stated that there was a planning policy standard methodology for assessing minimum housing need and that on an annual basis this was reviewed in terms of population and affordable housing ratios. Planners then used this as evidence for the review of local plans.
- Clarified that the data was produced by Cambridgeshire Insight and this data was updated on an annual basis with a housing market bulletin every three months.
- Stated that a tender had just gone out for the current piece of work for the District Councils and the County Council to update the Strategic Housing Assessment. This covered the Cambridgeshire Housing Market.
- Explained that Peterborough historically had always been a different housing market and that they worked closely with colleagues in Northamptonshire and Lincolnshire on their Strategic Housing Assessment. The Cambridgeshire Strategic Housing Assessment was due to report in the middle of April next year and a report would be brought back to Committee at this stage. **ACTION.**
- Commented that the Cambridgeshire and Peterborough Strategic Economic Plan (CPIER) report set out the economic view of the area and this suggested that the housing range needed to be significantly more than in current local plans and that this would be tested when local plans came forward. Officers confirmed that an Issues consultation on the Fenland Local Plan had been released and that the Great Cambridge document was expected shortly.



- Reported that the Spatial framework had gone through phase one and that phase 2 was currently being developed and that the board were taking time to consider climate change implications and the levelling of powers letter.

The Chairman commented that it had been raised some months ago that the Housing Needs Analysis work was taking place but was unsure how extensive the work would be and the purpose of the work. Officers explained that the housing work for the Combined Authority was to look at the CPIER report in terms of the broad range of housing and to test whether it would deliver the level of economic growth that the report suggested. The review had suggested that the range of housing was appropriate rate of housing.

The Chairman also sought clarity from officers on the role the Combined Authority in the Cambridgeshire Insight work with District Councils. Officers clarified that Cambridgeshire Insight provided a broader set of data for the Combined Authority and they carried out monitoring work on their behalf. They produce a range of housing data funded by the District Councils

A Member commented that a report went to the Combined Authority Shadow Board on Affordable Housing Need and that this report would be useful in terms of reviewing alongside the £100 million Affordable Housing Programme. Officers explained that all of the District Council Housing Officers met as a forum and funded the work of Cambridgeshire Insight on affordable housing data. The most recent housing market bulletin would be circulated to the Committee for information. **ACTION**

The Chairman explained that there was also the work of the Ox-Cam Arc in terms of the Place workstream that dealt with housing needs on a large scale and that the Combined Authority were engaged with this work. A member explained that they were also involved with this work and at the next Ox-Cam Arc meeting they attended they were expecting to see some detail on the non statutory framework for the Ox-Cam.

### **36. DATE OF NEXT MEETING**

Members noted the date of the next meeting as 13 January 2020.

Chairman



## Housing and Communities Committee Action Sheet – 11 November 2019

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	28.	<b>HOUSING AND COMMUNITIES COMMITTEE TERMS OF REFERENCE</b>	Members requested that the Terms of reference be brought back to the next meeting for further discussion and that officers sent around the explanatory document ahead of the reports being published.	Dermot Pearson	Report at January Meeting	17.12.19
11.11.19	29.	<b>AGENDA PLAN</b>	The Committee Terms of reference be added to the January Committee for further discussion.	Tamar Oviatt-Ham	Complete	21.11.19
11.11.19	29.	<b>AGENDA PLAN</b>	The £70 million Cambridge City Council Programme Update and the £100 million Affordable Housing Programme Update be included on the agenda as a standing item for every Committee meeting and that this would be reviewed at a later date.	Tamar Oviatt-Ham	Complete	21.11.19
11.11.19	29.	<b>AGENDA PLAN</b>	Grants for Community Land Trusts and the development of £100,000 homes project be added to the Committee agenda as a standing item.	Tamar Oviatt-Ham	Complete	21.11.19

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	29.	<b>AGENDA PLAN</b>	The letter from Jake Berry, the Minister for Housing and Local Government in relation to the levelling of powers of all Combined Authority Mayors be discussed at Committee in the New Year following the General Election, in relation to the implications for Housing and Communities.	Roger Thompson	To be circulated	
11.11.19	30.	<b>£70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE</b>	Requested a table that gave the trajectory of units delivered against budget and costs of units to be included in future reports.	Fiona Bryant	Circulated to Committee	17.12.19
11.11.19	31.	<b>£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS</b>  <b>GREAT WHYTE, RAMSEY - PLATFORM HOUSING GROUP</b>	Members discussed the potential use of an independent company to check the viability of schemes as a number of the constituent authorities currently used this method. Members requested that officers look into the potential costs and report back to Committee.	Roger Thompson/Azma Ahmad - Pearce	Update included in £100 Affordable Housing Update Report	23.12.19



Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	33.	<b>£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS</b>  <b>WISBECH ROAD, MARCH, PE15 8EY</b>	A member requested that the size of the developments be included in future reports.	Azma Ahmad - Pearce	Completed	23.12.19
11.11.19	33.	<b>£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS</b>  <b>WISBECH ROAD, MARCH, PE15 8EY</b>	A Member queried whether the Housing and Communities Committee could look into the possibilities of establishing a company that could take these methods forward for future housing developments. The Chairman agreed that this could be looked into.	Roger Thompson	Completed, Modern methods of Construction, this was responded to verbally at the meeting	23.12.19
11.11.19	34.	<b>£100M AFFORDABLE HOUSING PROGRAMME UPDATE</b>	A Member requested that a pie chart be added to future reports similar to the chart at 4.5 of the report, showing spend so far. Officers confirmed that this would be included in future reports.	Roger Thompson	Completed, now in latest report	23.12.19

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	34.	<b>£100M AFFORDABLE HOUSING PROGRAMME UPDATE</b>	The Director of Housing and Development commented that the Combined Authority had different sorts of activities which included infrastructure as well as housing and that he was in discussion in terms of looking at some infrastructure loans in the future. He stated that he would recommend keeping the reporting consistent to the Committees objectives as it currently stood. He confirmed that he would come back to Committee formally with an update on the £40 million fund activities and that he would circulate the Housing Strategy to the Committee for the benefit of the new Members.	Roger Thompson	Completed, cashflow forecast on the £40m fund in within this months £100m programme report	23.12.19
11.11.19	34.	<b>£100M AFFORDABLE HOUSING PROGRAMME UPDATE</b>	He asked the Monitoring Officers to circulate the other frameworks and strategies mentioned in the Committees Terms of Reference.	Dermot Pearson	Completed	17.12.19
11.11.19	35.	<b>HOUSING NEEDS ANALYSIS</b>	The Cambridgeshire Strategic Housing Assessment was due to report in the middle of April next year and a report would be brought back to Committee at this stage.	Adrian Cannard	Report included on the Committee Agenda Plan for April	21.11.19

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
11.11.19	35.	<b>HOUSING NEEDS ANALYSIS</b>	A Member commented that a report went to the Combined Authority Shadow Board on Affordable Housing Need and that this report would be useful in terms of reviewing alongside the £100 million Affordable Housing Programme. Officers explained that all of the District Council Housing Officers met as a forum and had funded some work looking at affordable housing data. This data could be circulated to the Committee for information.	Adrian Cannard	Circulated	23.12.19





<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 1.5</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b>

## **THE TERMS OF REFERENCE OF THE HOUSING AND COMMUNITIES COMMITTEE**

### **1.0 PURPOSE**

- 1.1. At its meeting on 11 November 2019 the Housing and Communities Committee considered a report on its revised terms of reference which arose from the amendments to the Constitution agreed by the Combined Authority Board at its meeting on 25 September 2019 and which took effect on 1 November 2019.
- 1.2. At its meeting the Committee requested a further report on its terms of reference to provide greater clarity on:
- 1.2.1 The Communities element of the Committee's remit; and
- 1.2.2 Which bodies could make the decisions on the use of the various elements of Affordable Housing funds;

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[ TBC ]</b>
<b>Lead Officer:</b>	<b>Dermot Pearson, Interim Legal Counsel and Monitoring Officer</b>
<b>Forward Plan Ref: N/a</b>	<b>Key Decision: No</b>
The Housing and Communities Committee is recommended to:  (a) Consider the clarification provided on the terms of reference of the Committee.	<b>Voting arrangements</b>  Simple majority of all Members

## **2.0 BACKGROUND**

2.1. At its meeting on 11 November 2019 the Housing and Communities Committee considered a report on its revised terms of reference which arose from the amendments to the Constitution agreed by the Combined Authority Board at its meeting on 25 September 2019 and which took effect on 1 November 2019.

2.2. At its meeting the Committee requested a further report on its terms of reference to provide greater clarity on:

2.2.1 The Communities element of the Committee's remit; and

2.2.2 Which bodies could make the decisions on the use of the various Housing funds;

### **The Communities Element of the Committee's Remit**

2.3. The Constitution at Chapter 10 deals with the Committee and at paragraph 3.2.9 includes in the Combined Authority functions which the Committee is to exercise:

*Oversee the development and approve all other housing and community programmes and projects not reserved to the Combined Authority Board including but not limited to those relating to:*

*(a) Culture and Tourism*

*(b) Oversee delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council*

### **Combined Authority Board Role in Allocating Housing Funding**

2.4. The approval of all loans to third party businesses including wholly owned subsidiaries of the Combined Authority is reserved to the Combined Authority Board by the Constitution. This would include all loans made via the £40m revolving fund either to individual developers or to the Combined Authority's development company Angle Developments (East) Limited.

### **The Role of Housing and Communities Committee in allocating Housing Funding**

2.5. The Committee will allocate grants from the £60m element of the £100m affordable housing programme which is not allocated to the £40m revolving fund. These grants are currently made to private development schemes which deliver affordable housing but as the Angle Developments (East) Limited

begins operations then grants will be either made to the limited company on the basis set out below or to private development schemes.

### **The Role of Angle Developments (East) Limited**

- 2.6. Angle Developments (East) Limited has been established by the Combined Authority Board in order to identify development opportunities to develop land for affordable housing either via direct development (securing an interest in a site and developing it) or joint ventures with developers, the voluntary sector or the public sector.
- 2.7. This will be achieved by Angle Developments (East) Limited identifying individual opportunities to deliver affordable housing, developing a business case, seeking approval from its Board of Directors and if funding is required from the Combined Authority then approval will be required from the Board of Angle Holdings Limited and then either the Combined Authority Board or the Committee as above.

### **Summary of Decision Making on the Affordable Housing Programme**

- 2.8. The table below identifies the relevant decision making body for the different types of funding available under the £100m Affordable Housing Programme.

<b>Type of Funding</b>	<b>Type of Applicant</b>	<b>Decision Making Body</b>
Grant Funding from the £60m Fund	Developers from the private, public and voluntary sector. [Including Angle Developments (East) Limited].	Housing & Communities Committee
Loan Funding from the £40m Revolving Fund	Developers from the private, public and voluntary sector. [Including Angle Developments (East) Limited].	The Combined Authority Board
Non-loan investments from the £40m Revolving Fund [including equity investments]	Developers from the private, public and voluntary sector. [Including Angle Developments (East) Limited].	Housing & Communities Committee

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1. The Combined Authority's Investment Strategy is being developed for approval by the Combined Authority Board. This document will set out in more detail a service investment strategy which would cover investments made by the

Combined Authority including loans which are intended to promote the objectives of the Combined Authority rather than on a purely commercial basis.

#### **4.0 LEGAL IMPLICATIONS**

- 4.1. The Combined Authority has the ability to lend under the "power to invest" set out in section 12 of the Local Government Act 2003 as well as under the general power of competence granted by the Cambridgeshire and Peterborough Combined Authority Order 2017, provided that funding is compliant with European state aid rules.
- 4.2. In making any such investment the Combined Authority is required to have regard to the government's statutory guidance on Local Government Investment (issued under section 15 of the Local Government Act 2003) and specific guidance published by the Chartered Institute of Public Finance and Accountancy.

#### **5.0 APPENDICES**

- 5.1. None

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Report to the meeting of the Housing & Communities Committee on 11 November 2019	<a href="#">Committee Report Nov 2019</a>



# **CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY'S FORWARD PLAN OF EXECUTIVE DECISIONS**

PUBLISHED FRIDAY 6 DECEMBER 2019

## FORWARD PLAN

### PURPOSE

The Forward Plan sets out all of the key decisions which the Combined Authority Board and Executive Committees will be taking in the coming months. This makes sure that local residents and organisations know what key decisions are due to be taken and when.

The Forward Plan is a live document which is updated regularly and published on the [Combined Authority website](#) (click the Forward Plan' button to view). At least 28 clear days' notice will be given of any key decisions to be taken.

### WHAT IS A KEY DECISION?

A key decision is one which, in the view of the Overview and Scrutiny Committee, is likely to:

- i. result in the Combined Authority spending or saving a significant amount, compared with the budget for the service or function the decision relates to (usually £500,000 or more); or
- ii. have a significant effect on communities living or working in an area made up of two or more wards or electoral divisions in the area.

### NON-KEY DECISIONS

For transparency, the Forward Plan also includes all non-key decisions to be taken by the Combined Authority Board and Executive Committees.

### ACCESS TO REPORTS

A report will be available to view online one week before a decision is taken. You are entitled to view any documents listed on the Forward Plan after publication, or obtain extracts from any documents listed, subject to any restrictions on disclosure. There is no charge for viewing the documents, although charges may be made for photocopying or postage. Documents listed on this notice can be requested from Dermot Pearson, Interim Monitoring Officer for the Combined Authority at [Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk](mailto:Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk)

The Forward Plan will state if any reports or appendices are likely to be exempt from publication or confidential and may be discussed in private. If you want to make representations that a decision which it is proposed will be taken in private should instead be taken in public please contact Dermot Pearson, Interim Monitoring Officer at [Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk](mailto:Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk) at least five working days before the decision is due to be made. A definition of exempt and confidential information is set out at the end of this document.

### NOTICE OF DECISIONS

Notice of the Combined Authority Board's decisions and Executive Committee decisions will be published online within three days of a public meeting taking place.

### STANDARD ITEMS TO COMMITTEES

The following reports are standing items and will be considered by at each meeting of the relevant committee. The most recently published Forward Plan will also be included on the agenda for each Executive Committee meeting:

#### Housing and Communities Committee

1. £100m Affordable Housing Programme Update
2. £70m Cambridge City Council Affordable Housing Programme: Update
3. £100k Homes and Community Land Trusts Update

#### Skills Committee

1. Budget and Performance Report
2. Employment and Skills Board Update

#### Transport and Infrastructure Committee

1. Budget Monitor Update
2. Performance Report

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
Transport and Infrastructure Committee									
1.	Local Transport Plan	Transport and Infrastructure Committee	9 January 2020	Decision	To consider the draft Local Transport Plan and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
2.	Coldhams Lane Roundabout	Transport and Infrastructure Committee	9 January 2020	Key Decision 2019/063	To seek approval for the release of allocated funding for the detailed design and construction of Coldhams Lane Roundabout improvements.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
3.	Air Quality Management Areas	Transport and Infrastructure Committee	9 January 2020	Decision	To set out the implications of the statutory Air Quality Management regime for the Combined Authority's transport activities	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
4.	Cambridge Autonomous Metro (CAM) Core Outline Business Case – Public Consultation	Transport and Infrastructure Committee	9 January 2020	Decision	To recommend that the Combined Authority Board approve an initial non-statutory public consultation on the CAM Programme Outline Business Case for the core Cambridge city centre tunnelled sections.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
5.	Cambridge Autonomous Metro (CAM) – Regional Extensions	Transport and Infrastructure Committee	9 January 2020	Decision	To request permission to begin work earlier than planned on developing a brief and tender documents for the Regional Extensions of the CAM with the intention of producing a Strategic Outline Business Case for the Alconbury Regional Extension in particular. Additional funding is required to progress this.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
6.	Transport Levy and Transport Delegations	Transport and Infrastructure Committee	9 January 2020	Decision	To consider the 2020-21 Transport Levy and Transport Delegations and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
7.	Huntingdonshire Transport Strategic Study	Transport and Infrastructure Committee	9 January 2020	Decision	To strategically review the relationship of a number of transport studies in the Huntingdon area and their potential recommendations in relation to solutions for future movement of people and services via road, rail and public transport.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Housing and Communities Committee</b>									
8.	Election of Chair for the meeting	Housing and Communities Committee	13 January 2020	Decision	To elect a chairperson for the duration of the meeting.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
9.	£100m Affordable Housing Programme Scheme Approvals – January 2020  [May include exempt appendices]	Housing and Communities Committee	13 January 2020	Key Decision 2020/001	To consider and approve allocations to new schemes within the £100m Affordable House Programme	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
10.	Housing and Communities Committee Terms of Reference – Update	Housing and Communities Committee	13 January 2020	Decision	To receive an update on the Committee Terms of Reference as requested at the previous meeting.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Skills Committee</b>									
11.	University of Peterborough – Future Funding Strategies for further phases of the University of Peterborough	Skills Committee	17 January 2020	Decision	To recommend the development of future funding strategies for further phases of the University of Peterborough to the Combined Authority Board for approval.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

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12.	University of Peterborough Outline Business Case	Skills Committee	17 January 2020	Decision	To recommend the Outline Business Case for the new University of Peterborough to the Combined Authority Board for approval.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
13.	Careers Progression and Work Readiness (Hampton Academies Trust pilot) – Update Paper	Skills Committee	17 January 2020	Decision	To receive an update on the Careers Progression and Work Readiness (Hampton Academies Trust pilot)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
14.	Contract Extension for the Skills Brokerage Contract	Skills Committee	17 January 2020	Decision	To seek approval for an extension of the Skills Brokerage Contract from March to July 2020. This will support the continuation of the Brokerage Service to schools and businesses, while the CPCA await the decision on funding being approved via European Social Fund (ESF).	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
15.	Business Support Services Promotional Campaign	Skills Committee	17 January 2020	Decision	To approve the planned activities within 2020/2021 Business Support Services Promotional Campaign.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Combined Authority Board Governance and Finance Items</b>									
16.	Minutes of the meeting on 18 December 2019	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
17.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
18.	Membership of the Combined Authority Board and Appointment of the Lead Member for Housing and Chair of the Housing and Communities Committee	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To note changes to the membership of the Combined Authority Board and to appoint the Lead Member for Housing and Chair of the Housing and Communities Committee.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
19.	Appointment of Monitoring Officer	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To appoint the Monitoring Officer.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
20.	Revenue and Capital Budgets for 2020/21 and the Medium Term Financial Plan for 2020-2024	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/009	To recommend the revenue and capital budgets for 2020/21 and the Medium Term Financial Plan for 2020-2024 for approval.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
21.	Mayor's Budget 2020/21	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/010	To recommend the 2020/21 Mayor's budget for approval.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
22.	Combined Authority Business Plan 2020/21	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To secure Board agreement to the 2020/21 Combined Authority business plan.	Relevant internal and external stakeholders	Paul Raynes, Director of Strategy and Assurance	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
23.	Transport Levy and Transport Delegations	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/019	To agree the 2020/21 Transport Levy and Delegations for the forthcoming year.	Relevant internal and external stakeholders	Paul Raynes, Director of Strategy and Assurance	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
24.	Risk Management Strategy	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To consider the adoption of a revised Risk Management Strategy.	Audit and Governance Committee	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
25.	Data Protection Policy	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To consider the adoption of a revised Data Protection Policy.	Audit and Governance Committee	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

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26.	Performance Monitoring Report	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To note performance reporting updates.	Relevant internal and external stakeholders	Paul Raynes, Director of Strategy and Assurance	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>Combined Authority Board Decisions</b>									
27.	£100m Affordable Housing Programme (Non-Grant)	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/011	Requesting Board approval of a scheme that forms a part of and will require an investment from the £40m revolving fund.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
28.	Community Land Trusts and £100k Homes Outline Business Case	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To update the board on the proposition for £100k Homes and Community Land Trusts	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
29.	Market Towns Programme - Approval of Masterplans for Fenland	Cambridgeshire and Peterborough Combined Authority Board	29 January 2019	Key Decision 2019/068	To approve Market Town Masterplans for Fenland (Wisbech, March, Chatteris and Whittlesey)	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>BY RECOMMENDATION TO THE COMBINED AUTHORITY BOARD</b>									
<b>Recommendation/s from the Transport and Infrastructure Committee</b>									
30.	Local Transport Plan	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/008	To approve the Local Transport Plan.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
31.	Cambridge Autonomous Metro (CAM) Core Outline Business Case – Public Consultation	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To seek approval to undertake an initial non-statutory public consultation on the CAM Programme Outline Business Case for the core Cambridge city centre tunnelled sections.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published



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<b>Recommendations from the Skills Committee</b>									
32.	University of Peterborough Outline Business Case	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/013	To approve the Outline Business Case for the new University of Peterborough.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Recommendation/s from the Business Board</b>									
33.	Business Board Membership Update	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Decision	To update the CA Board on Business Board membership, including member composition and representation.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
34.	For approval as Accountable Body:  Local Growth Fund Project Proposals January 2020	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/005	To review and approve the recommendations from the Business Board for individual project funding.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
35.	For approval as Accountable Body:  Local Growth Fund Programme Management: January 2020	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/020	To review the Local Growth Fund Budget and amend as necessary.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
36.	Eastern Agri-Tech Growth Initiative funding review	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/016	To approve a reduction in the Local Growth Fund allocated to the Eastern Agri-Tech Growth Initiative scheme on 31.03.20	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board	It is not anticipated that there will be any documents other than the report and relevant



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								Councillor John Holdich Lead Member for Economic Growth	appendices to be published
37.	Small Business Capital Grant scheme funding allocation	Cambridgeshire and Peterborough Combined Authority Board	29 January 2020	Key Decision 2020/017	To approve allocation from the recycled Local Growth Fund of £9m to the Small Business Capital Grant scheme.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	Relevant internal and external stakeholders
<b>Combined Authority Board Governance and Finance Items</b>									
38.	Minutes of the meeting on 29 January 2020	Cambridgeshire and Peterborough Combined Authority Board	26 February 2020 <i>[Reserve meeting date]</i>	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
39.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	26 February 2020 <i>[Reserve meeting date]</i>	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
40.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	26 February 2020 <i>[Reserve meeting date]</i>	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Housing and Communities Committee</b>									
41.	£100m Affordable Housing Programme Scheme Approvals – March 2020  [May include exempt appendices]	Housing and Communities Committee	9 March 2019	Key Decision 2020/003	To consider and approve allocations to new schemes within the £100m Affordable House Programme  Page 33 of 110	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

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<b>Skills Committee</b>									
42.	Adult Education Budget Allocations for Academic Year 2020/21	Skills Committee	9 March 2019	Key Decision 2020/007	To outline and recommend approval of Grant and Procured Funding to Providers operating within the CPCA area for the provision of Adult Education Budget for academic year 2020/21.	Relevant internal and external stakeholders	John T Hill, Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
43.	University of Peterborough – Full Business Case	Skills Committee	9 March 2020	Decision	To recommend the full business case for the new University of Peterborough to the Combined Authority Board for approval.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
44.	Adult Education Budget - Data to Payments System Business Case	Skills Committee	9 March 2020	Decision	To propose options for a data to payment system for the Adult Education Budget and a recommendation to provide a system in the future.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
45.	Adult Education Budget Commissioning Strategy 2020/21 and Redistribution System	Skills Committee	9 March 2020	Key Decision 2019/055	To consider proposals for the Adult Education Budget Commissioning Strategy 2020/21 and Redistribution System.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	
<b>Combined Authority Board Governance and Finance Items</b>									
46.	Minutes of the meeting on 26 February 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
47.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
48.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
49.	Performance Monitoring Report	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To note performance reporting updates.	Relevant internal and external stakeholders	Paul Raynes, Director of Strategy and Assurance	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>Combined Authority Decisions</b>									
50.	£100m Affordable Housing Programme (Non-Grant)	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/012	Requesting Board approval of a scheme that forms a part of and will require an investment from the £40m revolving fund.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Lead member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices.
51.	Market Towns Programme – Approval of Masterplans for Huntingdonshire	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/015	To approve Market Town Masterplans for Huntingdonshire (Huntingdon, St Ives and Ramsey)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
<b>BY RECOMMENDATION TO THE COMBINED AUTHORITY BOARD</b>									
<b>Recommendation/s from the Business Board</b>									
52.	For approval as Accountable Body:  Local Growth Fund Project Proposals March 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/006	To review and approve the recommendations from the Business Board for individual project funding.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
53.	For approval as Accountable Body:  Local Growth Fund Programme Management: March 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/021	To review the Local Growth Fund Budget and amend as required.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

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								Lead Member for Economic Growth	
54.	Local Enterprise Partnership Partnering Strategy	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To approve the Local Enterprise Partnership Partnering Strategy	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
55.	Strategic Partnership Agreements: March 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To recommend Memorandums of Understanding with the remaining seven neighbouring Local Enterprise Partnerships.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Interim Chair of the Business Board  Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Recommendations from the Skills Committee</b>									
56.	University of Peterborough – Full Business Case	Skills Committee	25 March 2020	Key Decision 2020/014	To approve the full business case for the new University of Peterborough to the Combined Authority Board for approval.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
<b>Housing and Communities Committee</b>									
57.	£100m Affordable Housing Programme Scheme Approvals – April 2020  [May include exempt appendices]	Housing and Communities Committee	27 April 2020	Key Decision 2020/004	To consider and approve allocations to new schemes within the £100m Affordable House Programme	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
58.	Housing Market Assessment Update	Housing and Communities Committee	27 April 2020	Non-Key	To receive an update on the study into the Housing Needs of Specific Groups commissioned by the local authorities.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
									appendices to be published
<b>Combined Authority Board Governance and Finance Items</b>									
59.	Minutes of the meeting on 25 March 2020	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
60.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
61.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Combined Authority Board Annual Meeting Governance Items</b>									
62.	Minutes of the meeting on 29 April 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
63.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
64.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
<b>Combined Authority Decisions</b>									
65.	Market Towns Programme – Approval of Masterplans for East Cambridgeshire	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/018	To approve Market Town Masterplans for East Cambridgeshire (Littleport, Ely and Soham)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

**SUBMIT YOUR COMMENTS OR QUERIES TO  
CAMBRIDGESHIRE AND PETERBOROUGH COMBINED  
AUTHORITY**

Please send your comments or queries to Dermot Pearson, Interim Monitoring Officer at  
[Demot.Pearson@cambridgeshirepeterborough-ca.gov.uk](mailto:Demot.Pearson@cambridgeshirepeterborough-ca.gov.uk)

Your comment or query:

How can we contact you with a response?  
(please include a telephone number, postal and/or e-mail address)

Name .....

Address .....

Tel: .....

Email: .....

Who would you like to respond?

# HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 23 December 2019



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

## 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
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
<b>13.01.20</b>	£70m Cambridge City Council Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>17.12.19</b>	<b>23.12.19</b>
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		



Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100m Affordable Housing Programme Scheme Approvals – January 2020 TBC	Azma Ahmed - Pearce	No	2020/001		
	£100k Homes and Community Land Trusts Update	Roger Thompson	No	N/A		
	Housing and Communities Committee – Terms of Reference Update	Dermot Pearson	No	N/A		
<b>09.03.20</b>	£70m Cambridge City Council Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>21.02.20</b>	<b>28/02.20</b>
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – March 2020 TBC	Roger Thompson	No	2020/003		
	£100k Homes and Community Land Trusts Update	Roger Thompson	No	N/A		
<b>27.04.20</b>	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	<b>09.04.20</b>	<b>17.04.20</b>
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 TBC	Azma Ahmed - Pearce	No	2020/004		
	£100k Homes and Community Land Trusts Update	Roger Thompson	No	N/A		



<b>Committee date</b>	<b>Agenda item</b>	<b>Lead officer</b>	<b>Report to CA Board for decision</b>	<b>Reference if key decision</b>	<b>Deadline for reports</b>	<b>Agenda despatch date</b>
	Housing Market Assessment Update	Adrian Cannard	No	N/A		

To be programmed:





<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.1</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b>

## **£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 26 September 2019 that was reported at the last committee (Appendix 1).
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme and the next is proposed to be in March 2020.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBC]</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director Housing and Development</b>
<b>Forward Plan Ref: n/a</b>	<b>Key Decision: No</b>
The Housing and Communities Committee is recommended to:  (a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next detailed report will be provided in March 2020.	<b>Voting arrangements</b>  A simple majority of all members.

## 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 CURRENT REPORTING POSITION

- 3.1. Cambridge City Council have advised that they will continue to provide quarterly update reports on progress against the £70m programme. These are issued to the Combined Authority once they have been through the City Councils scrutiny process. Due to the timings of the respective meetings the latest position reported on the Cambridge City programme is from the end of September 2019. The next meeting of the City Council Housing Scrutiny Committee is 15 January 2020. A verbal update will be provided at the meeting by the City Council Officer present.
- 3.2. Cambridge City Council has made claims to the Combined Authority under this programme to Sept 2019 totalling £19,293,669 of expenditure to date. The next is expected in January 2020.

## 4.0 OUTPUTS PERFORMANCE

**Completions** to date 14

**Started On site** (up to date Nov 2019)

Status	Net affordable	Total affordable	Private	TOTAL
Completed	12	12	0	12
On Site	164	191	118	309
Planning approved	149	153	177	330
Submitted for planning	65	85	21	106
Approved schemes without planning	156	181	0	181
<b>TOTAL</b>	<b>546</b>	<b>622</b>	<b>316</b>	<b>938</b>

- Anstey Way - 29 net affordable, total 56 (redevelopment)
- Mill Road Petersfield – 118 affordable, 118 market total 236
- Colville Garages 1 – 3 net affordable
- Queens Meadow – 2 net affordable
- Markham Close – 5 net affordable
- Gunhild Way - 2 net affordable
- Ventress Close -13 net affordable
- Akeman Street Arbury -12 net affordable
- Wulfstan Way -3 net affordable
- Kingsway Medical Centre – 4 net affordable

**Total already started on site 191 net affordable, 340 total**

**Still to start on site in 2019/2020**

- Cromwell Road – 118 net affordable, 177 market, TOTAL 295

**Total Starts forecast on site by end March 2020 = 309 net affordable homes**

**Cumulative total by March 2020 (309 plus 14 completed = 323)**

**Sites due to start on site 2020-2021**

- Kendal Way
- Tedder Way
- Clerk Maxwell Road
- Colville phase 2 (has planning)

**Sites submitted for planning and due to SoS during 2020**

- Campkin Road – 50 net affordable, total 75 due for determination March 2020

## **Sites to be submitted for planning and due to SoS 2020**

- Meadows and Buchan – due in Dec 2019 – hope for determination March 2020, (106 net affordable homes)

## **Practical completion of all forecast by Sept 2022**

### **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 Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants in order to deliver the terms of the Devolution Deal signed with Government.

### **7.0 APPENDICIES**

- 7.1 Appendix 1 - Update on the Programme to Build New Council Homes Funded through the Combined Authority' presented to Cambridge City Council Housing Scrutiny Committee on 26 September 2019 that was reported at the last Housing and Communities Committee.

<b><u>Source Documents</u></b>	<b><u>Location</u></b>
Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	<a href="#">City Council Report</a>
DCLG Approved Business Case	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA
Devolution Deal 2016	<a href="#">Devolution Deal</a>
Assurance Framework	<a href="https://cambridgeshirepeterborough-ca.gov.uk/assets/Assurance-Framework-Publication-Nov-2019.pdf">https://cambridgeshirepeterborough-ca.gov.uk/assets/Assurance-Framework-Publication-Nov-2019.pdf</a>
Monitoring and Evaluation Framework	<a href="https://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/ME-Framework-Mar-2019.pdf">https://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/ME-Framework-Mar-2019.pdf</a>





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 26/09/2019

**Report by:**

Claire Flowers, Head of Housing Development Agency

Tel: 01223 - 457928 Email: [claire.flowers@cambridge.gov.uk](mailto: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 All 500 homes have now been identified and the HDA is focusing its efforts on delivering the schemes in the programme.
- 1.3 The Council now has 162 Council rented homes being built on site and is forecasting a further 176 due to start by the end of financial year 2019/20.
- 1.4 14 homes of the City Council programme have now been completed across three sites.

- 1.5 There has been a change in the approach to contract arrangements for schemes developed by the Cambridge Investment Partnership which is detailed in Appendix 3.

## **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.
- 2.3 Approve the revised approach to land transactions for schemes developed by the Cambridge Investment Partnership as described in Appendix 3.

## **3. Background**

- 3.1 In June 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 exceeded with a total programme outturn of 537 homes net gain.
- 3.3 The Housing Development team have progressed the identified schemes as forecast with some minor revisions to the overall programme, raising the current total outturn to 546 homes.

## **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 drew down £2,291,290 in the first Quarter of 2019/20 and is forecasting a further £18,824,136 of grant drawdown by end March 2020.
- 4.3 To date Cambridge City Council has drawn down £16,427,192 with the remaining £53,572,809 due to be drawn down by financial year end 2021/22
- 4.4 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 3rd of April 2019 and replicated the information provided to the Housing Scrutiny Committee on the 12th March 2019.

## **5. Delivery Programme**

- 5.1 The delivery programme provided in June 2019 included 537 (net gain) Council homes to be delivered on named sites through the devolution programme. The committee noted some minor alterations to individual scheme outturns but otherwise the programme was on track.
- 5.2 Since June the development of all named housing schemes has been progressed (see items 7 and 8). Further revisions to forthcoming schemes have since been made. The programme outturn is now 546 Council rented homes (net gain) due to an increase of seven homes on the design of the proposed scheme at Colville Road Phase 2 and the planning approval of the combined scheme at Mill Road.
- 5.3 In June the final scheme in the 500 Programme, the redevelopment of Campkin Road, was approved by Housing Scrutiny Committee. The entire 500 programme is therefore approved with a capital budget allocated. All but five schemes have now received planning permission and only two have yet to be submitted for planning approval.

5.4 Appendix 1 shows the current programme, which now shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.

5.5 In summary since the June Housing Scrutiny Committee:

- Completions of 10 homes at Nuns Way and Wiles Close
- Planning approval for the combined Mill Road site
- Planning committee approval for the Cromwell Road site
- Planning approval for the Akeman Street site
- Planning application made for Coleville Road scheme
- Campkin Road approved by full Council

## **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.

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 Since the last update in June 2019, a more detailed scheme at Colville Road has been drawn up. This provides seven additional Council rented homes on the site. This scheme has been submitted for planning.

6.4 The proposed scheme at the Meadows Centre and Buchan Street has been delayed following a decision to review the proposals for the sites a second public consultation is being arranged. The planning application

will now be submitted in November 2019 with Start on Site has been re forecast as June 2020.

6.5 The scheme at Clerk Maxwell road has not yet been determined by the planning department , the Start on Site now been re forecast for 2020/21.

6.6 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

6.7

Table 1: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (actual)	2019/20 (forecast)	2020/21 (forecast)	2021/22 (forecast)
Number of starts	2	132	191	221	0
Cumulative total	2	134	325	546	546

## 7. Start on Sites Achieved 2019/20

7.1 15 homes have started on site since the beginning of financial year 2019/20. This reflects all 5 garage and infill sites being delivered as a single scheme by CIP. In total therefore the number of starts achieved in total at the time of this report stands at 176, or 35% of the total programme.

7.2 The schemes that have met the start on site requirement since the start of the 500 programme are as follows:

### 7.2.1 Schemes Completed Total 12 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.

- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. This scheme, under construction since January 2019, represents the first completions of the 500 programme in 2019/20.



Nuns Way, August 2019

#### 7.2.2 Schemes on Site: Net gain 164 homes.

- **Mill Road:** This is a mixed tenure scheme formerly on the Council's Mill Road Depot site. The second phase of the scheme received planning permission in June 2019 and the total scheme will deliver 118 new build Council homes. Works are progressing on site with first completions expected to be in Quarter 2 2020.



Mill Road, August 2019

- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. 12 homes here are specifically for the over 55s. The build is on programme with construction now having reached roof level (see picture below). The practical completion date of April 2019 is anticipated to be brought forward to the current financial year.





Anstey Way, August 2019

- **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. The homes are being delivered by Cocksedge, who were already engaged in the refurbishment of Ditchburn Place. The original Ditchburn Place refurbishment scheme completed in August 2019 and the two Combined Authority funded homes are expected to hand over at the end of September 2019.
- **CIP small sites package:** this group of five garage and infill sites have started on site.. Demolition work has now commenced on all five sites with the build programme due to complete by August 2020. In total the package will provide 15 homes, all for Council rent.;
  - **Queens Meadow:** This scheme will deliver two homes.
  - **Markham Close:** this scheme will deliver five homes.
  - **Gunhild Way:** this scheme will deliver two homes.



- **Colville Road Garages:** this scheme will deliver three homes.
- **Wulfstan Way:** this scheme will deliver three homes.

## 8. Update on other approved schemes:

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

- **Cromwell Road:** the planning committee approved this scheme in June 2019 to deliver a scheme of 295 homes. The scheme will deliver 118 new Council rented homes as well as market housing, new public open space and an early years/community centre. Demolition work has commenced on site and construction of the new homes is programmed to commence by the end of financial year 2019/20. The scheme is being delivered through CIP.
- **Ventress Close:** the scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Planning permission for this scheme was achieved in March 2019 and start on site is likely to be achieved ahead of the October 2019 forecast.
- **Akeman Street:** This regeneration scheme received planning permission in July 2019. Delivered through CIP, it will replace two existing Council homes commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12. Start on Site is forecast for September 2019. Work is currently underway on a temporary community facility at an existing property in the same street.
- **Kendal Way:** planning permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are currently reviewing the proposals. Start on Site has been provisionally pushed back to early 2020.

- **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. Planning permission for this scheme was achieved in April 2019 and start on site is expected by the end of financial year 2019/20.

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

- **Tedder Way:** this scheme comprises two homes for Council rent and was originally planned for delivery by the Council's Housing Maintenance & Assets team but has since been passed back to the Housing Development team. The target to achieve planning permission has been pushed back to October 2019 pending further feedback from the planning team. Resources are now being re-allocated to deliver this scheme and the Start on Site has been provisionally pushed back to early 2020.
- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Committee approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. Hill submitted a planning application in December 2018 - this is awaiting a planning committee decision.
- **Colville Road phase 2:** this regeneration scheme, delivering a gain of 49 Council rented homes, was approved by the Housing Scrutiny Committee in January 2019. Following a scheme revision in response to pre-application planning advice, a planning application has been submitted. A public consultation took place in May 2019 and there has been on-going work with those residents who will need to move home as a result of this scheme. The number of homes has i

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

- **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 took place in March 2019 and suggested revisions to the scheme are currently being incorporated into a planning application. A further public consultation is being arranged. The forecast for planning submission in November 2019.
- **Campkin Road:** This scheme was approved for development by both Housing Scrutiny Committee and Full Council in June 2019. It will replace an existing Council housing scheme at Campkin Road with a modern scheme which will increase the Council's housing stock by 50 homes. Pre-application discussions are continuing, particularly in relation to surface water issues, which could reduce the number of homes delivered.

## 9. Delivering Accessible Housing

- 9.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires 100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings).
- 9.2 There are currently 28 fully adapted wheelchair user dwellings planned in the programme (see table below). This along with meeting the local plan of delivering all homes to be accessible and adaptable will mean the requirement to provide 5% wheelchair user homes will be met.

9.3 Table 2: Wheelchair user homes

	Total Council rented homes (100% M4 (2) wheelchair adaptable)	Total M4 (3) wheelchair user homes in designs
Mill Road phases 1 & 2	118	7

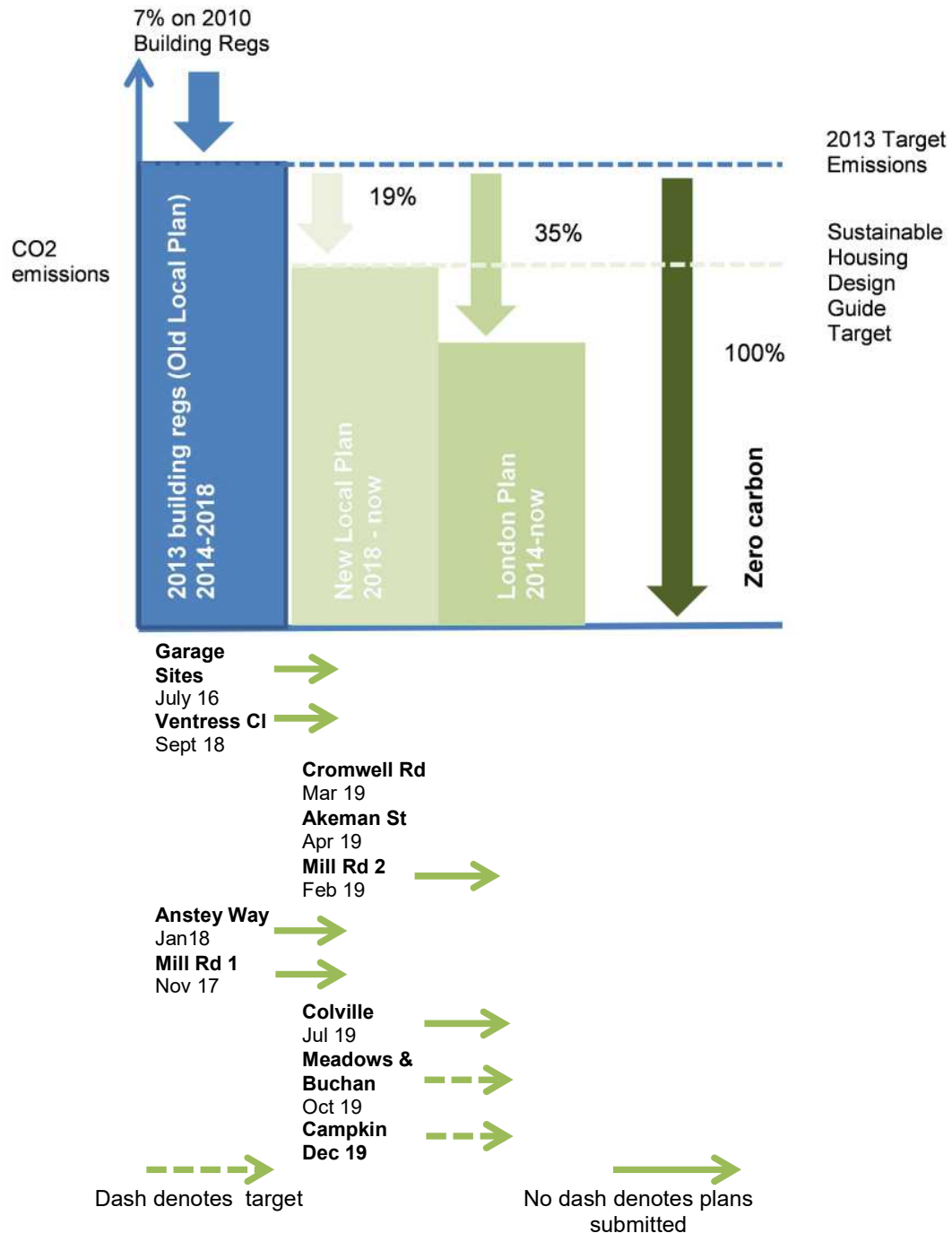
Anstey Way	56	3
Cromwell Road	118	6
Colville Road Ph 2	69	4
Campkin Road	75	3
Meadows & Buchan	106	5

## 10. Sustainability

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

10.2 The challenge of climate change is leading to steady improvements in reducing CO2 emissions heading towards zero carbon. The table below highlights how the Cambridge programme has consistently moved ahead of required national standards. The schemes are listed under the required standard at the grant of Planning Permission. The green arrows indicate the standards achieved. The standards are:

- Current national standard (in blue)
- 2016 Cambridge Local Plan which exceeds national minimum standards by 19%
- The London Plan which exceeds national minimum standards by 35%



10.3 The table below highlights the ten schemes and how they are meeting or exceeding the Sustainable Housing Design Guide (part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD:

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

10.4 In summary, the Cambridge Local Plan, the Sustainable Housing Design Guide and the draft Greater Cambridge Sustainable Design and Construction SPD have higher sustainability standards than national standards. Of the ten CIP sites in development:

- All sites are achieving higher sustainability standards than national standards.
- All sites are achieving the draft Greater Cambridge Sustainable Design and Construction SPD
- Four are achieving or being designed to achieve higher sustainability standards than the Cambridge Local Plan, the Sustainable Housing Design Guide and the draft Greater Cambridge Sustainable Design and Construction SPD

- 10.5 The designs for the two sites which have not been submitted for Planning yet - Meadows & Buchan, and Campkin Road - are being considered to attain standards close to the London Plan.
- 10.6 As the grid is becoming greener as more electricity is generated through more wind power and solar PV the government is looking to change the way how carbon emissions are calculated in buildings. Both the London Plan and the draft Greater Cambridge Sustainable Design and Construction SPD are looking to include this calculation change which will mean gas is no longer a viable low carbon heating source. Instead, Air Source Heat Pumps as well as Solar PV and battery storage is likely to be the most effective low carbon option.
- 10.7 The process of developing the approach to sustainability is being considered further to include review of practical use and cost for residents, on-going maintenance requirements and costs, and monitoring of systems and their performance.

## 11. Risks

<b>Risk</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Not achieving the 500 homes target</b>	Low- current programme has 537 homes identified and approved for development.	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. All schemes have now secured a capital budget for delivery and updated in MTFS as required.
<b>Land Assembly issues delaying start</b>	Medium - a number of the schemes in the programme	High- if vacant possession or access not achieved the	Council putting in place resources to support residents to

<b>on sites</b>	require purchase of land/property from 3 <sup>rd</sup> parties	scheme cannot be developed.	move. Process also in place to use statutory powers if required.
<b>Cost increases on approved projects</b>	Medium – design revisions requested as part of the planning process may increase the cost of individual housing schemes i.e. tighter air quality requirements will require more sophisticated infrastructure which will lead to higher cost.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2019 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. SDLT implications have been reviewed as part of the MTFS.
<b>Planning</b>	Medium - on-going resourcing issues within the planning team risk delay to progress of schemes. The Meadows & Buchan scheme is facing public opposition which poses a risk to the 500 programme.	High- if planning is not achieved the scheme cannot be delivered.	Concerns over planning resource have been escalated to Strategic Director level. HDA, senior officers and Councillors continue to engage with public concerns over the Meadows Scheme



<b>Sales risk – exposing Council cash flow forecast</b>	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.
<b>Decanting residents / leaseholders</b>	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.

**11.1** Appendix 3 details the proposed arrangements for transfer of sites to for the Cambridge Investment Partnership for development, this is based on the latest legal and tax advice. This has been used to update the budgets within the MTFS.

## **12. Implications**

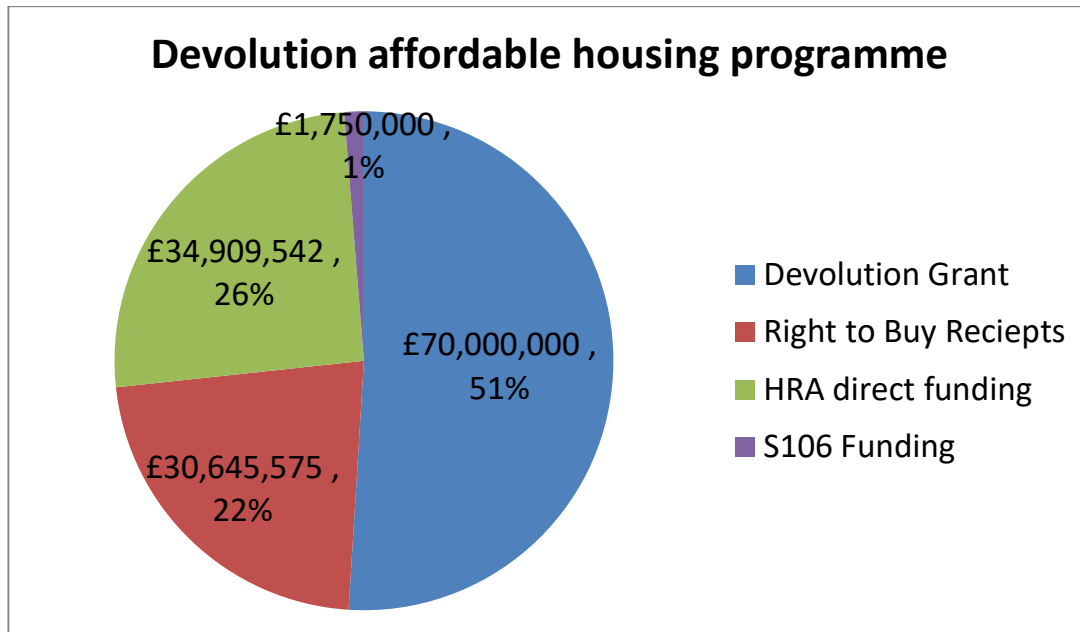
### **(A) Financial Implications**

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 HRA budget of £137,148,220.00. This is broken down by source:

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

- Funding provided direct from HRA Capital



### **(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**

Appendix 3 provides an updated approach to the Cambridge Investment Partnership land transaction and is based on legal advice. Specific legal advice will also be taken on each project and transaction.

**(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) 19/06/18 HSC report
- b) 17/09/17 Strategy and resources Cambridge Investment Partnership land transactions.

**14. Appendices**

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance summary
- (c) Appendix 3: Land transactions Cambridge Investment Partnership

**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](mailto:claire.flowers@cambridge.gov.uk).



HDA Delivery Programme	09/09/2019										
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
<b>BUILD COMPLETED</b>											
Uphall Road	Romsey	2	0	2 E & F	HSC		Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	0	10 Tender	HSC		Mar-15	Aug-16	Jul-17	Jan-19	Sep-19
<b>Sub total</b>		<b>12</b>	<b>0</b>	<b>12</b>							
<b>ON SITE</b>											
Anstey Way	Trumpington	29	0	56 CIP	HSC		Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road phases 1 & 2	Petersfield	118	118	236 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Sep-21
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC		Sep-17	Sep-18	Nov-18	May-19	Jul-20
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC		Jun-17	Dec-17	Jul-18	May-19	May-20
Markham Close	Kings Hedges	5	0	5 CIP	HSC		Jan-18	May-18	Oct-18	May-19	Aug-20
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC		Jan-18	Jul-18	Oct-18	May-19	Aug-20
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC		Sep-17	Oct-18	Jan-19	May-19	Jul-20
Ditchburn Place Community Rooms	Petersfield	2	0	2 Tender	S & R		Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
<b>Sub total</b>		<b>164</b>	<b>118</b>	<b>309</b>							
<b>PLANNING APPROVED</b>											
Kendal Way	East Chesterton	2	0	2 TBC	HSC		Mar-15	Aug-16	Feb-17	Jan-20	Jan-21
Ventress Close	Queen Ediths	13	0	15 CIP	HSC		Mar-17	Sep-18	Mar-19	Sep-19	Oct-20
Akeman Street	Arbury	12	0	14 CIP	HSC		Jun-18	Apr-19	Jul-19	Sep-19	Nov-20
Kingsway Medical Centre	Arbury	4	0	4 CCC M&A	HSC		Sep-17	Sep-18	Apr-19	Nov-19	Apr-20
Cromwell Road	Romsey	118	177	295 CIP	S & R		Mar-18	Mar-19	Jun-19	Jan-20	Sep-22
<b>Sub total</b>		<b>149</b>	<b>177</b>	<b>330</b>							
<b>SUBMITTED FOR PLANNING</b>											
Tedder Way	Arbury	2	0	2 TBC	HSC		Mar-15	Mar-17	Nov-19	Apr-20	Jan-21
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC		Jan-19	Dec-18	Jan-20	Apr-20	Jul-21
Colville Phase 2	Cherry Hinton	49	0	69 CIP	HSC		Jan-19	Jul-19	Nov-19	Apr-20	Jan-22
<b>Sub total</b>		<b>65</b>	<b>21</b>	<b>106</b>							
<b>COMMITTEE APPROVED</b>											
Meadows and Buchan	Kings Hedges	106	0	106 CIP	HSC		Jan-19	Nov-19	Mar-20	Jun-20	Nov-21
Campkin Road	Kings Hedges	50	0	75 CIP	HSC		Jul-19	Dec-19	Mar-20	Aug-20	Jun-22
<b>Sub total</b>		<b>156</b>	<b>0</b>	<b>181</b>							
<b>GRAND TOTAL</b>		<b>546</b>	<b>316</b>	<b>938</b>							

Progress to 500 Starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>By year</b>	<b>2</b>	<b>132</b>	<b>191</b>	<b>221</b>	<b>0</b>	<b>0</b>
<b>Cumulative total</b>	<b>2</b>	<b>134</b>	<b>325</b>	<b>546</b>	<b>546</b>	<b>546</b>

**Started on site**  
**176**  
**35%**

Progress to 500 completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>By year</b>	<b>2</b>	<b>0</b>	<b>12</b>	<b>77</b>	<b>287</b>	<b>168</b>
<b>Cumulative total</b>	<b>2</b>	<b>2</b>	<b>14</b>	<b>91</b>	<b>378</b>	<b>546</b>



<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.2 (i)</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b> Appendix 1 to this report is exempt from publication because 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. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS**

### **MIDDLEMORE ROAD, ST MARYS, RAMSEY – CHORUS HOUSING**

#### **1. PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with a proposal for grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £509,000 is sought for 11 units (8 units at social rent and 3 shared ownership) at Middlemore Road, St Marys, Ramsey, to be delivered by Chorus Housing Group. A Business Case for this proposal is attached as exempt Appendix 1.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBC]</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/001</b>	<b>Key Decision: Yes</b>
	<b>Voting arrangements:</b>

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £509,000 from the £100m Affordable Housing programme to enable delivery of 11 (8 social rent and 3 shared ownership) affordable homes at Middlemore Road, St Marys, Ramsey.</p>	<p>Simple majority of all Members</p>
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## 2. BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

### Combined Authority Housing Programme

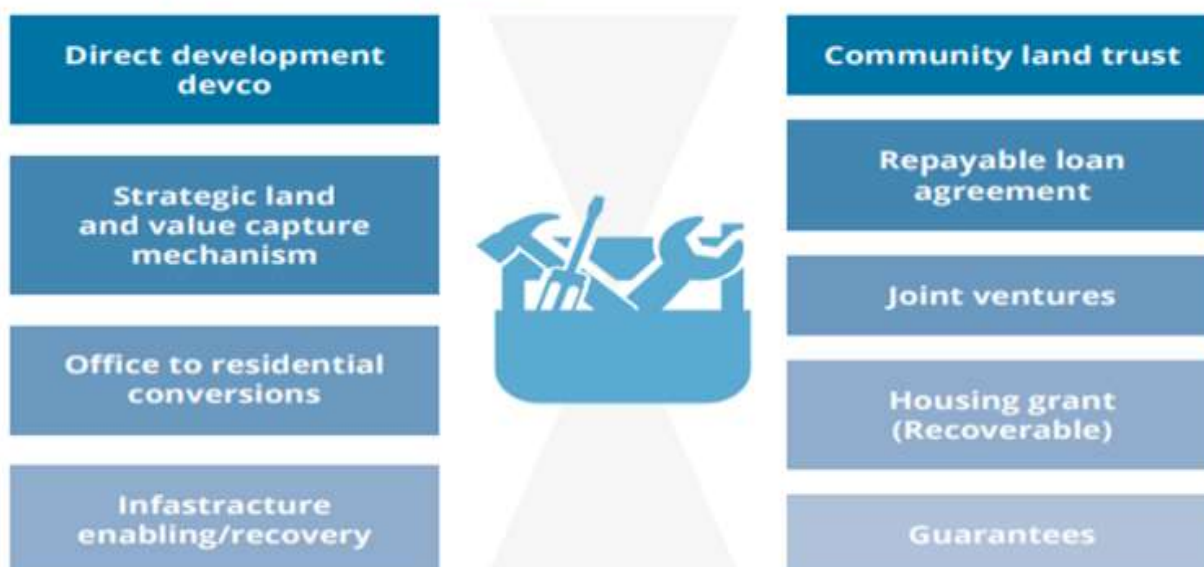
- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:





2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### MIDDLEMORE ROAD, ST MARYS, RAMSEY – CHORUS HOUSING GROUP

- 3.1. Chorus Housing Group has applied to the Combined Authority for £509,000 grant to deliver 11 new affordable homes (8 social rent and 3 shared ownership).
- 3.2. Planning application 17/00630/FUL was achieved, this site is a rural exception site and therefore conceals some significant abnormal costs in relation to the adopted highway requirements and infrastructure costs.
- 3.3. St Marys, Ramsey is an area surrounding Ramsey which has an array of alternative shops, and businesses. To the south east of Peterborough and north east to Alconbury, Ramsey is set in the countryside within easy reach of the A1 (M). The site is on the edge of the town, leading to the countryside.

**Figure 1: - Map of the site - St Mary's, Ramsey**



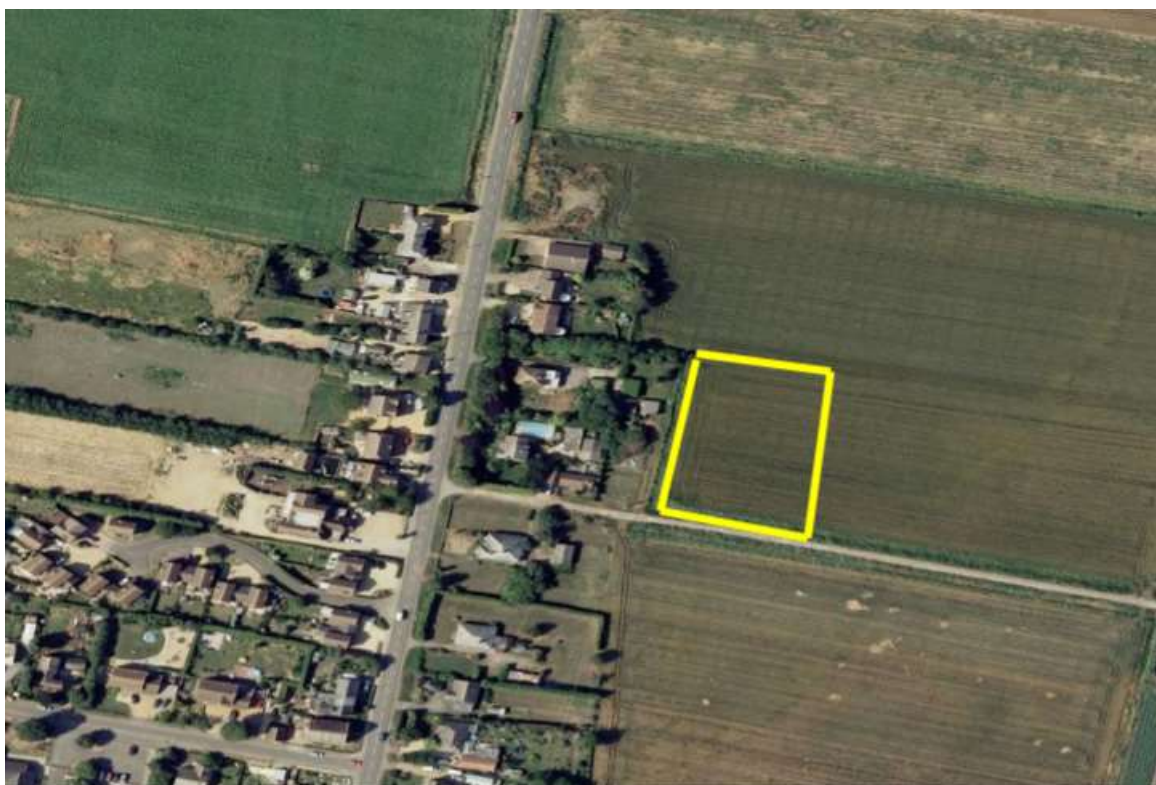
- 3.4. The planning permission was specifically stated to have the access road to remain as an unadopted road and therefore planning was agreed.
- 3.5. The site is providing a significant element of social rented accommodation (8 units). Chorus are therefore using funds from their Chorus Disposal Proceeds

Fund pot to re-provide units but require further assistance through match funding from the Combined Authority.

Dwelling Type	m <sup>2</sup>	Type of tenure	Gross Sq. Ft	Quantity
1 x 2b/3p bungalow		Social rent	67 m2	1
2 x2b/4p house		Social rent	77m2	2
5 x 3b/5p house		Social rent	82m2	5
3 x 3b/5p house		Shared ownership	82m2	3
				11

### About Chorus Housing Group

- 3.6. Chorus Homes is part of the Places for People Group, having joined the group last year. It has since expanded its offering, supporting communities, and building many new homes across Cambridgeshire and beyond.
- 3.7. Chorus Homes Group are based in Huntingdonshire, and work closely with Huntingdonshire Council, as they are developing a number of infill sites currently.
- 3.8. Chorus Homes is focused on providing good value for money. Their customers want good quality homes and services but expect Chorus to be as efficient and effective as possible so they can keep costs down.
- 3.9. This means managing resources economically, efficiently and effectively to provide quality services and homes, and delivering year-on-year improvements in value for money.
- 3.10. The Housing Enabling officer for Huntingdonshire DC is happy with the mix of housing on the scheme. They are aware of the complexities of the site and they are aware that the use of Disposal Proceeds Funds (DPF) homes funding is being used alongside Combined Authority grant to help provide the units.
- 3.11. Middlemore Road is a smallish rural exception site, and therefore does not benefit from economies of scale. The site has abnormal costs in relation to highways costs, specifically provision of the access road and services to the site. Additionally, these are rented as Social Rent (rather than Affordable Rent) which is a commitment Chorus gave to Huntingdonshire DC some time ago.



Site location in Yellow

3.12. Chorus will be utilising some DPF, so it is effectively being funded jointly by the Combined Authority and DPF. Although it is higher than normal cost, the local authority nonetheless supports the proposals.

3.13. This would benefit the need for the area and the people in Huntingdonshire.

3.14. On receiving the original grant request form from Chorus Housing Group, the grant levels initially requested were much higher than what is now being proposed. As a result of discussions and further work with the Combined Authority through our own due diligence processes, the grant levels were brought down to a more reasonable level ensuring that Chorus could still find the site delivery as being viable and ensuring that we are getting value for money.

### **Additionality / Case for Combined Authority funding**

3.15. The proposed scheme offers the following additionality:

- The scheme will deliver 8 social rented properties and 3 shared ownership properties in accordance with the lettings policy agreed with Huntingdonshire District Council, which without Combined Authority grant support we understand will not be delivered.
- The scheme is anticipated as being delivered by Quarter 3 2021/2022

## Proposed Conditions of Grant Approval

- 3.16. It is proposed that the grant of £509,000 for the delivery of 11 new affordable homes at Middlemore Road, St Mary's, Ramsey, using the Combined Authority's modern form of grant agreement be approved subject to the following conditions;

### Pre-contract:

Confirmation of development programme, with a back-stop start on site of main contract no later than 30<sup>th</sup> September 2020.

### Post contract but pre draw-down of grant:

- i. evidence of site ownership – which we are advised Chorus own.
- ii. evidence of start on site.

## SIGNIFICANT IMPLICATIONS

### 4. FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £509,000 grant from the Affordable Housing Programme at an average grant rate of £46,272 per unit for each unit affordable housing units.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	Combined Authority Funding Committed £
Total Affordable Housing Grants approved by Board and Committee	20	1,086	20,552,706
Total Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL TO DEC 2019</b>	<b>24</b>	<b>1,129</b>	<b>62,072,706</b>
<b>PROPOSED SCHEME FOR JAN 2020 APPROVAL</b>		1,086	
Middlemore Road, St Marys, Ramsey (Combined Authority Board 13 January)	1	11	509,000



2020: Agenda Item 3.1(a))			
Total Affordable Housing Grants if approved by Board & Committee	25	1,097	21,061,706
Affordable Housing: AVERAGE GRANT RATE PER UNIT*		1097	(21,061,706/1097) =19,199 per unit
Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL IF JAN 2020 SCHEME IS APPROVED</b>	<b>29</b>	<b>1,140</b>	<b>62,581,706</b>

## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Nov 2019	<a href="#">CA Board Nov 2019</a>



<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.2 (ii)</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b> Appendix 1 to this report is exempt from publication because 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. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS**

### **STILTON – REAR OF 26-34 HIGH STREET, PETERBOROUGH, HUNTS.**

#### **1. PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with a proposed scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £1,570,000 is sought for 42 units (10 units at affordable rent and 32 shared ownership) at Land to the Rear of 26-34 High Street, Stilton, Peterborough. A Business Case for this proposal is attached as exempt Appendix 1.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBD]</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/001</b>	<b>Key Decision: Yes</b>
	<b>Voting arrangements:</b>

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,570,000 from the £100m Affordable Housing programme to enable delivery of 42 (10 affordable rent and 32 shared ownership) affordable homes at Stilton, Peterborough, Huntingdonshire</p>	<p>Simple majority of all Members</p>
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## 2. BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

### Combined Authority Housing Programme

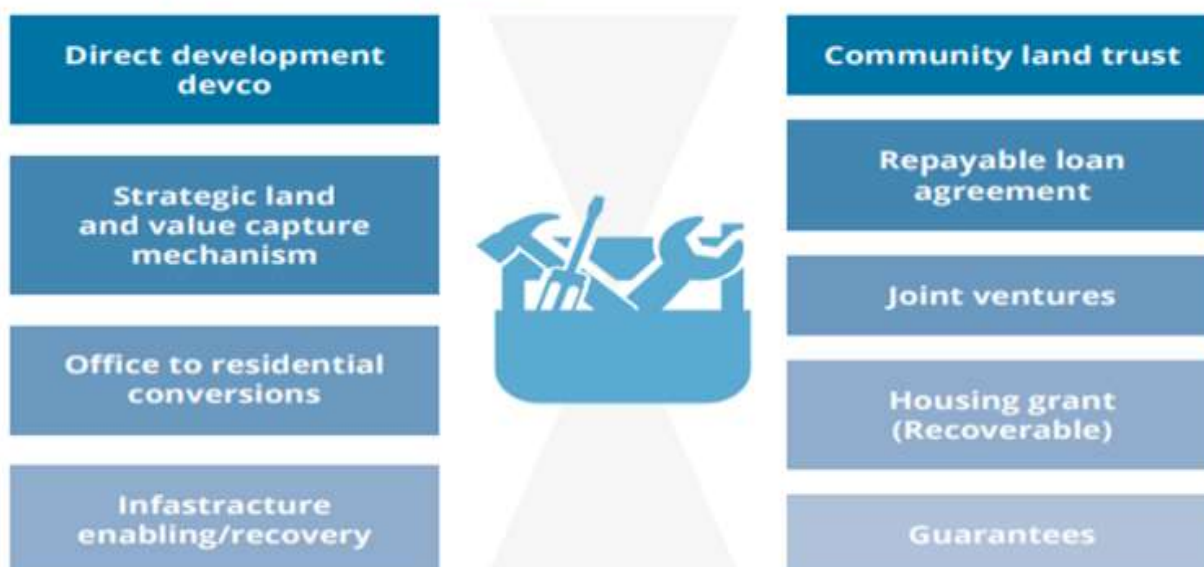
- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:





2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### **STILTON – REAR OF 26-34 HIGH STREET, STILTON, PETERBOROUGH, HUNTS.**

- 3.1. Cross Key Homes has applied to the Combined Authority for £1,570,000 grant to deliver 42 additional new affordable homes (10 affordable rent and 32 shared ownership) as part of a development of 70 new homes. The other 28 homes are part of S106 agreement.
- 3.2. An Outline Planning application 18/02192/OUT was achieved in May 2019.
- 3.3. Stilton is south of Peterborough and north of Huntingdon, it is on the A1(M). Stilton is in the Huntingdonshire district area, which requires much needed housing.



**Figure 1: - Stilton, Peterborough, Huntingdonshire.**

- 3.4. This site is to host 70 new homes and has received outline planning in May 2019. Some of these homes will be part of s106 and the remaining ones will be additional homes.
- 3.5. Heads of terms have been agreed and legals have commenced.
- 3.6. Below are the dwelling type and tenure of the units with size.

Dwelling Type	m <sup>2</sup>	Type of tenure	Quantity
10 x 2b/4p houses	71.1	Affordable rent	10
10 x 2b/4p houses	71.1	Shared ownership	10
16 x 3b/5p houses	83.7	Shared ownership	16
6 x 4b/6p houses	95.4	Shared ownership	6
			42

## **About Cross Keys Homes**

- 3.7. Cross Key Homes are based in Peterborough and have a G1 and V1 rating.
- 3.8. Cross Key Homes covers a wider area, in and around Peterborough. Stilton is south of Peterborough, but the site is in Huntingdonshire area. CKH are one of our main providers of affordable housing in the Combined Authority's area.
- 3.9. The Housing Enabling officer for Huntingdonshire DC was happy with the mix of housing on the scheme, as it helps increase the need of suitable accommodation in their borough. This would benefit the need for the area and for the people in Huntingdonshire.

## **Additionality / Case for Combined Authority funding**

3.10. The proposed scheme offers the following additionality:

- There is an outline planning consent on site with reserved matters to observe
- The scheme will deliver 70 properties and the site will be 100% affordable housing site with a mix of affordable rented and shared ownership properties in accordance with the lettings policy agreed with Huntingdonshire District Council.
- The Land acquisition is soon, with SOS by Q4 of 2020/2021.
- The site is currently consented for 28 units under the s106 and the remaining 42 as market housing. The Combined Authority grant will enable the additional 42 affordable units to be provided, as part of the Combined Authority's 2000 homes target 2022.

## **Proposed Conditions of Grant Approval**

- 3.11. It is proposed that the grant of £1,570,000 will help with the delivery of 42 new affordable homes at Stilton, Rear of 26-34 High Street, Peterborough to be approved subject to the following conditions;

### Pre-contract:

Confirmation of Heads of Term and legal has commenced by Mar 2020

### Post contract but pre draw-down of grant:

- i. evidence of site ownership.
- ii. resolution of reserved matters
- ii. evidence of start on site, due in Q4 2020/21

## SIGNIFICANT IMPLICATIONS

### 4. FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £1,570,000 grant from the Affordable Housing Programme at an average grant rate of £37.4k per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	Combined Authority Funding Committed £
Total Affordable Housing Grants approved by Board and Committee	20	1086	20,552,706
Total Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL TO DEC 2019</b>	<b>24</b>	<b>1129</b>	<b>62,072,706</b>
<b>PROPOSED SCHEME FOR JAN 2020 APPROVAL</b>		1086	
Middlemore Road, St Marys, Ramsey (Combined Authority Board 13 January 2020: Agenda Item 3.1(a))	1	11	509,000
Stilton, Rear of 26-34 High Street, Peterborough	1	42	1,570,000
Total Affordable Housing Grants if approved by Board and Committee	26	1139	22,631,706
Affordable Housing: AVERAGE GRANT RATE PER UNIT*		1139	(22,631,706/1139) =19,869 per unit
Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL IF JAN 2020 SCHEME IS APPROVED</b>	<b>30</b>	<b>1182</b>	<b>63,751,706</b>

## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a general power of competence. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<b><u>Background Papers</u></b>	<b><u>Location</u></b>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Nov 2019	<a href="#">CA Board Nov 2019</a>





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.2 (iii)</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b> Appendix 1 to this report is exempt from publication because 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. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS**

### **MARKET HOUSES FOR TENURE CONVERSION AT ALCONBURY WEALD AND MANDERVILLE PLACE, HUNTINGDONSHIRE - HEYLO HOUSING**

#### **1. PURPOSE**

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with a proposed scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £819,800 is sought for the tenure conversion of 17 completed units, all to be shared ownership at two sites, Alconbury Weald and Manderville Place, Huntingdonshire. A Business Case for this proposal is attached as exempt Appendix 1.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBC]</b>

<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref: 2020/001</b>	<b>Key Decision: Yes</b>
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £819,800 from the £100m Affordable Housing programme to enable the delivery of 17 shared ownership affordable homes in Alconbury Weald and Brampton, Huntingdonshire</p>	<p><b>Voting arrangements:</b></p> <p>Simple majority of all Members</p>

## 2. BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

### Combined Authority Housing Programme

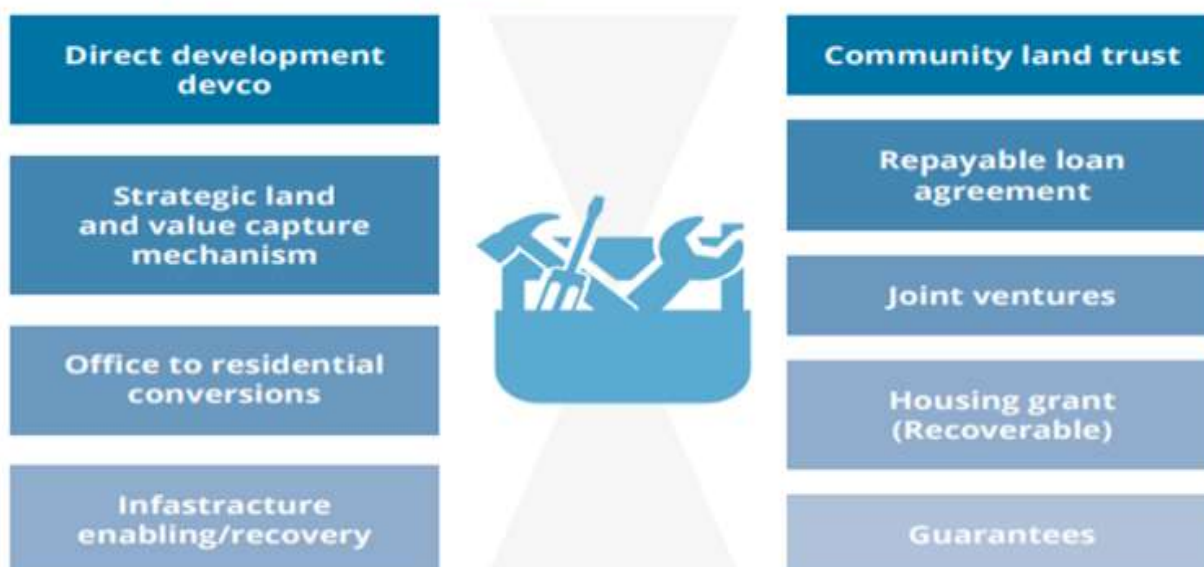
- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure below:





2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

#### A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

### 3. PROPOSED SCHEME FOR APPROVAL

#### **MARKET HOUSES FOR TENURE CONVERSION AT ALCONBURY WEALD, ALCONBURY AND MANDERVILLE PLACE, BRAMPTON HUNTINGDONSHIRE**

- 3.1. An opportunity has arisen to increase the supply of affordable housing provision by converting the tenure of properties built for market sale to shared ownership. The properties are currently under construction by Crest Nicholson on their Alconbury Weald and Manderville Place developments in Alconbury.
- 3.2. This proposal is to enable 17 properties built for open market sale to be sold through shared ownership. The properties on both sites are being built by Crest Nicholson to their standard market specification and sold alongside their market properties. Prospective purchasers currently unable to afford to purchase the property on the open market will have the opportunity to purchase through shared ownership. Heylo Housing Group Ltd will acquire the property as purchasers are identified. The property will then be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser
- 3.3. Crest Nicholson have secured full planning consent for both sites and they are currently under development. The properties are not subject or part of any existing S106 or affordable housing requirement.
- 3.4. Properties will reach build completion from Jan 2020 through to September 2020. Grant payments will only be made following onward sale to an eligible shared ownership purchaser.

Figure 1: - Alconbury Weald.



Figure 2: - Mandeville Place, Bampton



Figure 3: - Dwelling type with size of unit

Estate Name	Dwelling Type	Gross Sq. Ft	Quantity
Alconbury Weald	3 bed semi detached	981	1
Alconbury Weald	3 bed semi detached	1054	1
Alconbury Weald	3 bed semi detached	1054	1
Alconbury Weald	3 bed detached	1011	1
Alconbury Weald	2 bed semi detached	805	1
Alconbury Weald	3 bed detached	1011	1
Alconbury Weald	2 bed semi detached	805	1
Alconbury Weald	3 bed semi detached	926	1
Alconbury Weald	3 bed semi detached	926	1
Alconbury Weald	2 bed semi detached	805	1
Alconbury Weald	2 bed semi detached	805	1
Alconbury Weald	3 bed detached	1011	1
Mandeville Place	3 bed detached	1040	1
Mandeville Place	3 bed semi detached	1048	1
Mandeville Place	2 bed terraced	958	1
Mandeville Place	2 bed terraced	958	1
Mandeville Place	2 bed terraced	958	1

**17**

## **About Heylo Homes**

- 3.5. Heylo was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1,000 in the pipeline.
- 3.6. Heylo is a specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form of lease and is fully compliant both with Homes England and NPPF definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders.
- 3.7. This proposal is for Heylo to work with this house builder Crest Nicholson to enable increase the supply of affordable home ownership through shared ownership on two sites currently under development. Delivery will be in addition to affordable housing planning requirements.
- 3.8. The Housing Enabling officer for Huntingdonshire DC is happy with the mix of housing in the proposal, as it helps increase the need of suitable accommodation in their borough. This would benefit the need for the area and for the people in Huntingdonshire.
- 3.9. People from Huntingdonshire who require shared ownership homes are referred to Help to Buy East and South East which is managed by the Council choice Homebuy Agent. Heylo will use this Homebuy agent to help house mainly local people.
- 3.10. On receiving the original grant request from Heylo Housing, the grant levels requested were much higher than what is now being proposed. As a result of discussions, negotiation and further work with the Combined Authority, the grant levels were brought down to a more reasonable level whilst ensuring that Heylo still have a viable model scheme. Through our own due diligence processes, we are confident that we are ensuring we are getting value for money.

## **Additionality / Case for Combined Authority funding**

3.11. The proposed scheme offers the following additionality:

- Heylo has agreed Heads of Terms with Crest Nicholson to acquire the 17 properties making up this proposal. Both parties will enter into a Sale and Purchase Agreement following grant approval by the Combined Authority.

- Crest Nicholson have secured full planning consent for both sites and they are currently under development. The properties are not subject to any existing S106 or affordable housing requirements

## **Proposed Conditions of Grant Approval**

3.12. It is proposed that the grant of £819,800 for the delivery of 17 affordable homes at Alconbury Weald and Manderville Place, Huntingdonshire, using the Combined Authority's modern form of grant agreement, be approved subject to the following conditions;

### Pre-contract:

Heylo has agreed Heads of Terms with Crest Nicholson to acquire the 17 properties making up this proposal. Both parties will enter into a Sale and Purchase Agreement following grant approval by CPCA

### Post contract but pre draw-down of grant:

- i. evidence of ownership.
- ii. evidence of sale to new occupier

## **SIGNIFICANT IMPLICATIONS**

### **4. FINANCIAL IMPLICATIONS**

4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.

4.2. Supporting this application will approve £819,800 grant from the Affordable Housing Programme at an average grant rate of £48,244 per unit of affordable housing.

4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	Combined Authority Funding Committed £
Total Affordable Housing Grants approved by Board and Committee	20	1,086	20,552,706
Total Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL TO DEC 2019</b>	<b>24</b>	<b>1,129</b>	<b>62,072,706</b>
<b>PROPOSED SCHEME FOR JAN 2020 APPROVAL</b>	3	1,086	



Middlemore Road, St Marys, Ramsey (Combined Authority Board 13 January 2020: Agenda Item 3.1(a))	1	11	509,000
Stilton, Rear of 26-34 High Street, Peterborough	1	42	1,570,000
Alconbury Weald & Mandeville Place, Hunts	1	17	819,800
Total Affordable Housing Grants if approved by Board and Committee	27	1	23,451,506
Affordable Housing: AVERAGE GRANT RATE PER UNIT*		1,156	(23,451,506/1,156) =20,286 per unit
Loan & Toolbox capital committed (from £40m revolving fund)	4	43	41,520,000
<b>TOTAL IF JAN 2020 SCHEME IS APPROVED</b>	<b>31</b>	<b>1,199</b>	<b>64,971,506</b>

## 5. LEGAL IMPLICATIONS

- 5.1. The Cambridgeshire and Peterborough Combined Authority Order 2017 granted the Combined Authority a power of general competence. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

## 6. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	<a href="#">CA Board September 2018</a>
£100m Affordable Housing Programme Update Nov 2019	<a href="#">CA Board Nov 2019</a>



<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.3</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b> Appendix 2 to this report is exempt from publication because 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. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

## **£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. Appendix 2 to this report contains commercially sensitive information and is exempt from publication.
- 1.2. The Housing and Communities Committee Currently receives performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme at every Committee.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBC]</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing and Development</b>
<b>Forward Plan Ref:</b> N/A	<b>Key Decision: No</b>
The Housing and Communities Committee is recommended to: (a) Note the progress of the delivery of the £100m programme	<b>Voting arrangements:</b> Simple majority of all Members

## **2.0 BACKGROUND**

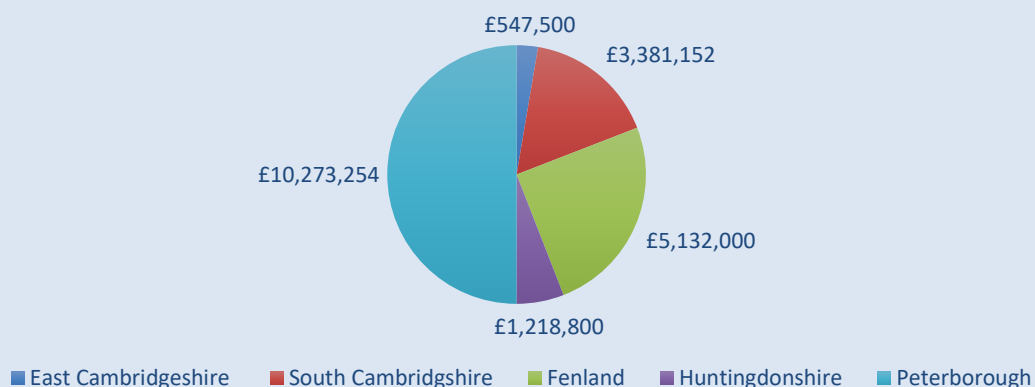
- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The Affordable Housing Programme currently has 24 schemes with allocated funding, of which 11 are in contract.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to Committee or Board when ready. This includes opportunities for CA investment into large-scale 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 with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). The first meeting for the 2019 Annual Review took place in September, following which additional information has been provided and a follow up meeting is to take place.

## **3.0 FINANCIAL PERFORMANCE**

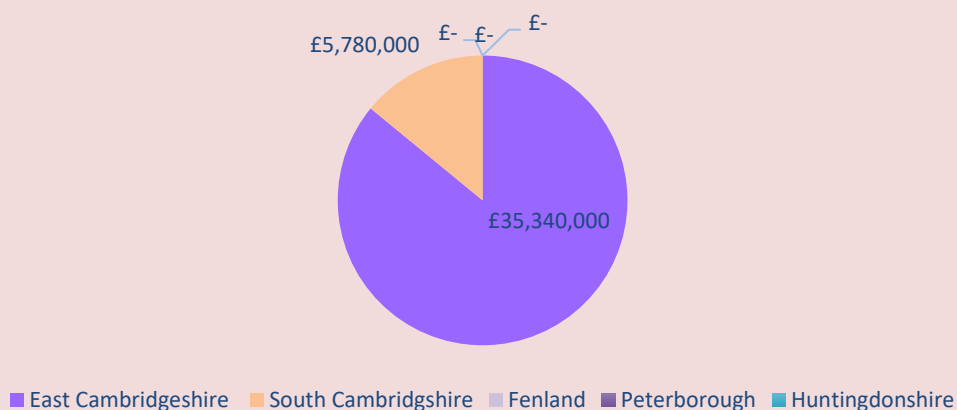
- 3.1. Grant investment approved for Affordable Housing schemes to date is £20.5 million, with a further £41.1 million approved as revolving fund, funding. A total of £62 million has therefore been allocated to schemes to date, most on a recycling basis. A list of the 24 schemes with Combined Authority Board or Committee approval is attached as Appendix 1.



### £20.5m Expenditure approved for Grant to Jan 20



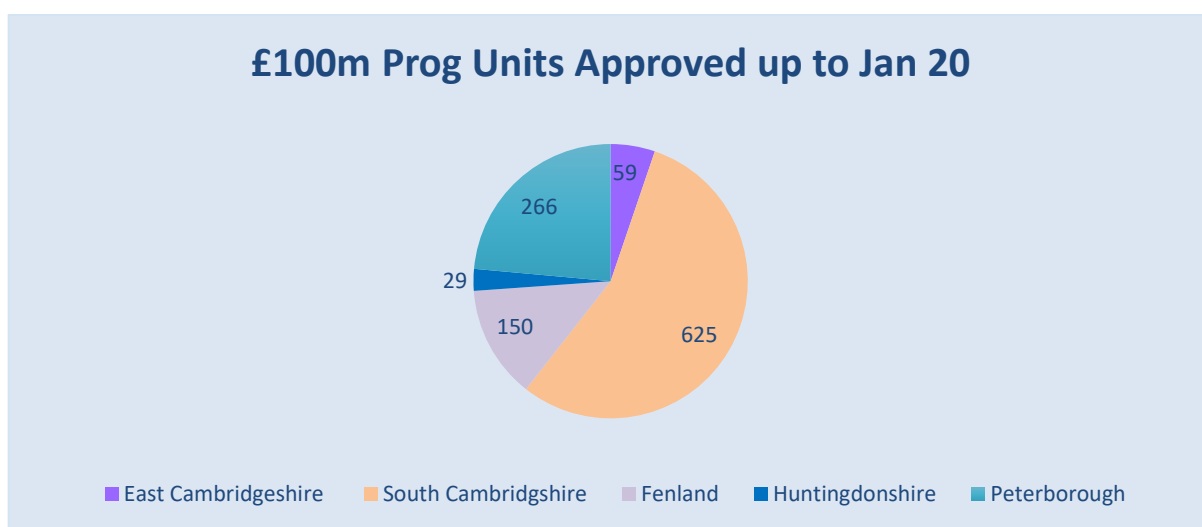
### £41.1m Expenditure approved from Revolving fund to Jan 20



- 3.2. £35.5 million has been contractually committed, comprising £4.6 million in grants and £30.9 million in loan funding. £30.7 million is in the process of being contracted.
- 3.3. £2.7 million in grant and £25.6 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.
- 3.4. We also provide in Appendix 3 a summary cashflow of the anticipated drawdown of the schemes that have been approved by board to come from the £40m revolving fund. At present the maximum drawdown is forecast to be approximately £30m, so there is still opportunity with headroom to find and deliver more revolving fund schemes.

## 4.0 PROGRAMME DELIVERY

- 4.1. The Affordable Housing Programme currently has 24 schemes with allocated funding, of which 11 are in contract. Six schemes have completed, with one scheme of 54 units due to complete in the next few months. 202 housing units have started on site to date and 68 homes delivered. We have had confirmation that in March 2020, 234 affordable housing units will start on site at Northstowe simultaneous to the starting of the Mare Fenn flood remediation works. In total 1,129 units have been approved by the Board and we are chasing those schemes and providers to deal with pre-construction issues as quickly as possible, to commence starts on site.



- 4.2. Scheme approvals since the last presentation to the Housing & Community Committee;
- (a) 94 Great Whyte, Ramsey – Platform Housing Group will deliver 15 new homes for affordable rent. Grant from Combined Authority approved £600,000
  - (b) Bretton Court, Bretton Centre, Peterborough – Medesham Homes will deliver an office to residential conversion of 45 flats for affordable rent. Grant from Combined Authority approved £1,687,500
  - (c) Wisbech Road, March – Funding Affordable Homes Housing Association will deliver subject to full planning in March 2020 a windfall site of 98 affordable rent and 20 shared ownership homes. Grant from Combined Authority approved £4,542,000
  - (d) Linton Road, Great Abingdon – Laragh Homes will deliver a scheme of no less than 13 homes, including no less than 5 affordable units comprising 3 affordable rent and 2 shared ownership. Loan from Combined Authority approved for £5,780,000

- 4.3. Scheme Withdrawals since last presentation:

None

- 4.4. In total £12,609,500 has been approved since last reporting to deliver an additional 163 new affordable homes.

### **Starts on Site**

- 4.5. There have been 202 Starts on Site to date. A recent scheme due to start on site in Jan 2020 is Bretton Court in Peterborough (asbestos stripping out at developers risk subject to Combined Authority contract).
- 4.6. We have had confirmation that in March 2020, 234 affordable housing units will start on site at Northstowe, simultaneous to the starting of the Mare Fenn flood remediation works.
- 4.7. We anticipate more starts on site in early 2020 up to the Combined Authority year end March 2020 business plan target of around 600 units.

### **Completions**

- 4.8. The programme has so far delivered 68 completed units.
- 4.9. 20 homes have completed since we last reported, 8 homes in Burwell, East Cambridgeshire delivered by Hastoe and a further 12 homes at Snowley Park, Fenland being delivered by Cross Keys Homes.

### **Forward Programme and Pipeline Development**

- 4.10. Schemes totalling an additional 132 units are currently under active consideration by Combined Authority officers (where the Housing and Development Team is in active discussions with applicants regarding proposed schemes) and we expect to come forward for Committee or Board approval before end March 2020.
- 4.11. There are appx 3,000 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 70% of those units not actually getting to the point of coming into the Combined Authority programme, around a further 1,200 units could be delivered from this pipeline using devolution funds.
- 4.12. Therefore at this stage we are still confident that the programme target of a minimum of 2,000 new affordable homes will be delivered as starts on site by 31st March 2022. The pipeline list is attached as Appendix 2 (Exempt). We are expecting an acceleration in starts on site, with a target of 600 by end March 2020.
- 4.13. In addition to identified schemes, there may be opportunities for CA investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the

potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example potential affordable units at Wyton Airfield and the CLT scheme at Kennett in East Cambs.

- 4.14. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We monitor housing sites that are currently on the market and upon which we review if any housing toolbox action might be considered appropriate if the market might be considered as failing to deliver.

### **Communicating the Opportunity**

- 4.15. 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.

- 4.16. 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, Issues and Process**

- 4.17. The Combined Authority 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.
- 4.18. There is currently a higher than usual market risk, with a slowdown in the market since September 2018 making registered providers more nervous about making decisions to proceed, particularly with schemes that involve shared ownership units.
- 4.19. Officers from the Housing and Development Team meet Homes England regularly to discuss the market, opportunities and to share intelligence.
- 4.20. At the last committee meeting members enquired about CPCA considering using an independent company to check the viability of grant applications. Our view is that we have expertise within the CPCA finance and housing and development teams to review applicant's business plans and development appraisals 'in house' without the delay and expense of appointing third party advisors every time an application is received.

## 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. 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 Cambridgeshire and Peterborough Combined Authority Order 2017 grants the Combined Authority a general power of competence. 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 December 2019
- 7.2. Appendix 2 – Exempt from publication – Affordable Housing Programme Pipeline
- 7.3. Appendix 3 – £40m revolving fund summary cashflow forecast

<b><u>Source Documents</u></b>	<b><u>Location</u></b>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment) Regulations 2019	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA <a href="http://cambridgeshirepeterborough-ca.gov.uk/">http://cambridgeshirepeterborough-ca.gov.uk/</a>



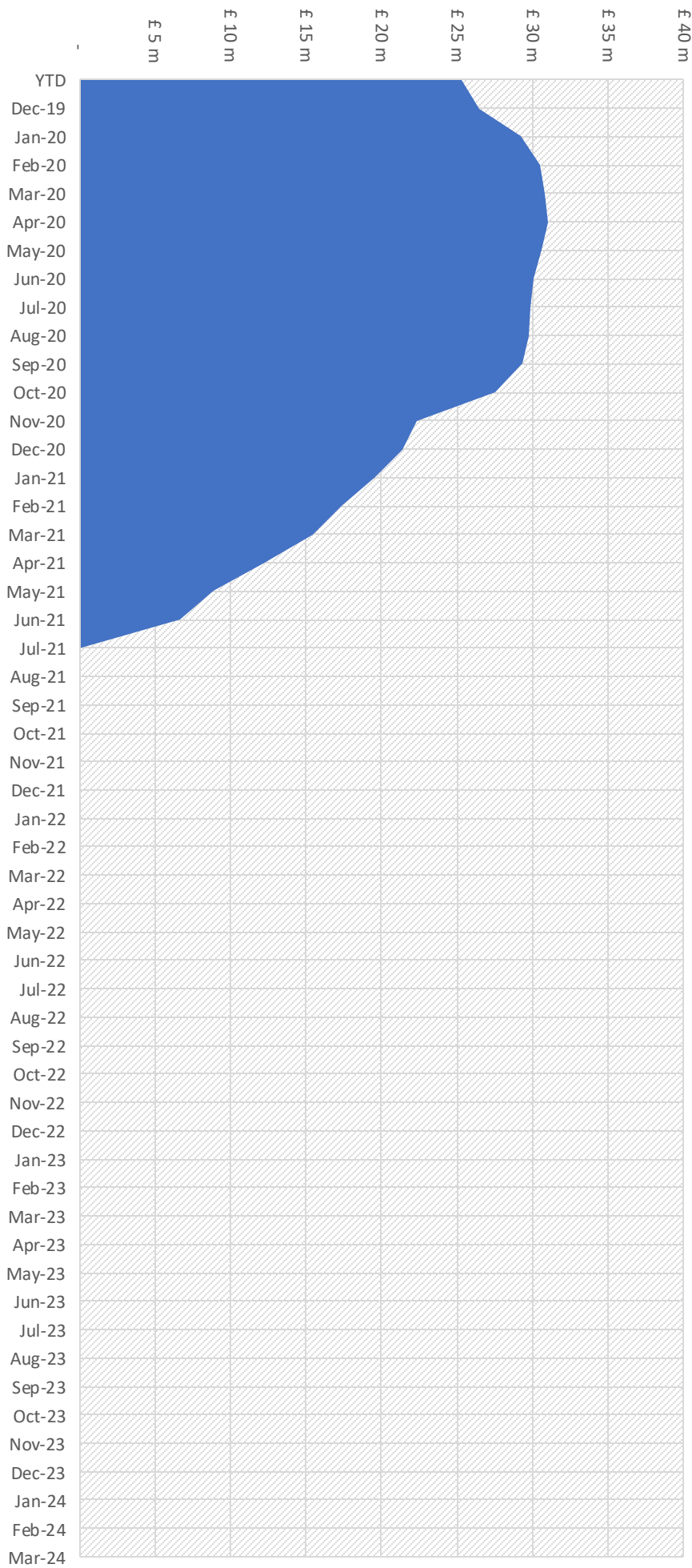
Affordable Housing Grants

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 231,000	C	Completed Dec 2019 - Awaiting PC claim
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	31/10/2019	30/04/2020		£ 1,700,000	£ 1,190,000	C	1st units completng Jan 2020, final units Apr 2020
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 75,000	C	First 12 units completed, second 12 units completed 9/12/19, Awaiting PC claim
Papworth	Flagship	South Cambs	61	9	26/07/2017	01/02/2020		TBA	TBA		£ 114,000	£ -		Flagship started on scheme. Awaiting clarification whether still progressing with grant agreement, pending S106 with council new planning application to renegotiate housing & community hall provision. New Planning application anticipated in Dec 19.
Whittlesford	possibly L&G AH or FAAHA (was clarion)	South Cambs	60	43	31/10/2018	TBA		TBA	TBA		£ 1,634,000	£ -		Alternative provider is now seeking to progress site, awaiting outcome of their interest, and see if they will proceed (FAHHA)
Springfield Ave March	Clarion	Fenland	40	8	27/02/2019	31/05/2020		TBA	31/01/2021		£ 440,000	£ -		Planning now secured draft grant agreement issued, SOS delayed due to Gas Main - advised SOS delayed by 6 months (from 27/11/19)
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	31/03/2020		£ 735,000	£ 367,500	C	Funding agreement completed 08/10/19, started on site, first payment claim received, first set of handovers in Jan 2020
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020		TBA	31/12/2020		£ 618,800	£ -		Draft funding agreement expected to complete imminently
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	31/03/2020		TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SoS for infrastructure & 243 AH units confirmed Mar 2020
Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	88	88	31/07/2019	01/10/2020		TBA	31/03/2022		£ 3,845,600	£ -		Planning Application being prepared, draft grant agreement issued
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	31/01/2020	31/07/2020		£ 875,000	£ -		Draft funding agreement issued, completion expected Jan 20, started on site
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	01/10/2020		TBA	01/10/2021		£ 1,430,154	£ -		Planning application being prepared by CKH, Draft grant agreement issued
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	31/01/2020		TBA	30/11/2020		£ 215,000	£ -		Draft funding agreement issued, surveys may delay SOS to early 2020
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	31/01/2020		TBA	31/01/2021		£ 600,000	£ -		Draft grant agreement issued
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	18/01/2020		TBA	31/03/2021		£ 1,687,500	£ -		Draft grant agreement issued, contractor on site dealing with asbestos strip out from Jan20
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	30/04/2020		TBA	31/07/2022		£ 4,542,000	£ -		Subject to Planning decision in March 2020, draft grant agreement issued
Sub-total Housing Grants			4280	1086			168			68	£ 20,552,706	£ 2,739,000		
Loan or other Toolbox Investments														
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	30/04/2021		£ 6,500,000	£ 2,102,591	C	Completed Facility Agreement, First drawdown made 31/5/19, now ongoing monthly drawdowns
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/12/2020		£ 24,400,000	£ 23,496,442	C	Completed Facility Agreement, First drawdown made 31/7/19, now ongoing
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	06/01/2020		30/11/2020	31/12/2020		£ 4,840,000	£ -		In Legals for Facility Agreement, exchange expected Jan 20, Start on site Jan 20
Linton Road, Great Abingdon	Laragh Developments	South Cambs	13	5	27/11/2019	30/04/2020		3004/2021	31/12/2021		£ 5,780,000	£ -		In Legals for Facility Agreement, exchange expected Feb 20, Start on site Feb 20
Sub-total Toolbox Investments			184	43			34				£ 41,520,000	£ 25,599,033		
Programme Totals			4464	1129			202			68	£ 62,072,706	£ 28,338,033		





£40m Revolving Fund Cash Flow Projection – Dec 19  
(Net)







<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.4</b>
<b>13 JANUARY 2020</b>	<b>PUBLIC REPORT</b>

## **£100K HOMES AND COMMUNITY LAND TRUSTS**

### **1.0 PURPOSE**

- 1.1 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Combined Authority Board approved the inclusion of £100k Homes and Community Land Trusts in the 2019/20 Business Plan and approved a budget allocation of £250,000 towards these projects.
- 1.2 The purpose of this report is to provide committee with an update on progress and expenditure for both the £100k Homes and Community Land Trusts projects.

<b><u>DECISION REQUIRED</u></b>	
<b>Lead Member:</b>	<b>[TBC]</b>
<b>Lead Officer:</b>	<b>Roger Thompson, Director of Housing</b>
<b>Forward Plan Ref: N/A</b>	<b>Key Decision: No</b>
The Housing and Communities Committee is recommended to note the progress and expenditure to date on £100k Homes and Community Land Trusts	<b>Voting arrangements</b>  Simple majority of all members

### **2.0 BACKGROUND**

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to delivery genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing are out of reach.
- 2.2 £100k Homes and Community Land Trusts are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet the

current demand. It is recommended within the strategy to explore and deliver the £100k Homes project. Community Land Trusts are referenced as a means not only to deliver genuinely affordable housing but also to utilise the mechanism of land value capture.

- 2.3 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of these projects in the 2019/20 Business Plan and further agreed a budget allocation of £250,000 to progress these projects.

## **2.4 Community Land Trusts**

- 2.4.1 Community Land Trusts (CLTs) have already been established in East Cambridgeshire and South Cambridgeshire. The Combined Authority will now commence work to establish CLTs across the entire area. To facilitate this ambition, a team has been established to progress this work.

- 2.4.2 On 2 December 2019 a team was established to progress the CLT project. Currently the team consists of two Officers; Community Housing Programme Manager and Community Housing Administrator. In the near future the team will expand to include two Community Housing Officers. Initially the team will focus on the following areas:

- Promotion of Community Land Trusts;
- Identify and work with communities who want to set themselves up as a CLT;
- Establish a start-up grant application process for communities to get established as a CLT;
- Work with Local Planning Authorities and Housing Enablers to enhance the understanding and benefits of CLTs; and
- Engage with Homes England to access Community grants and funding that will assist CLTs.

- 2.4.3 The business plan is currently in development and will be presented to Combined Authority Board at its meeting on 29 January 2020.

- 2.4.4 Spend to date is associated with the recruitment of the two officers identified above. No other expenditure has occurred. Any anticipated future expenditure will be set out in the business plan that will be presented to Board on 29 January 2020.

## **2.5 £100k Homes**

- 2.5.1 The business plan, which will be presented to Board on 29 January 2020, is in development. The business plan will set out full details of the policy framework that will enable the delivery of £100k Homes across the Combined Authority area.

- 2.5.2 It has been necessary to undertake spend to inform the business plan and prepare promotional material for the project. Spend to date has been as follows:

<b>Purpose</b>	<b>Spend</b>
External Legal Advice	£6,950
Promotion & Brand Development	£10,069
Economic Data	£10,000
Total	£27,119

### **3.0 FINANCIAL IMPLICATIONS**

- 3.1. £250,000 has been allocated from the Non-Transport feasibility budget. This was approved by Board on 25 September 2019 (Agenda Item 2.1). The expenditure to date is within this allocation.

### **4.0 LEGAL IMPLICATIONS**

- 4.1 External legal advice is being sought to support the policy development work referenced in this report.

### **5.0 GOVERNANCE AND CONTROL**

- 5.1 Both projects will follow the usual reporting requirements for priorities identified in the 2019/20 Business Plan.

### **6.0 EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS**

- 6.1. Any equalities or health and safety implications will be addressed as they arise in the implementation of the strategy.

### **7.0 APPENDICES**

- 7.1. None

<b><u>Source Documents</u></b>	<b><u>Location</u></b>
None	

