



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.4
9 MARCH 2020	PUBLIC REPORT

£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.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden
Lead Officer:	Emma Grima
Forward Plan Ref: N/A	Key Decision: No
The Housing and Communities Committee is recommended to; (a) note the progress and expenditure to date on £100k Homes and Community Land Trusts	Voting arrangements Simple majority of all members

2.0 BACKGROUND

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to deliver 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 as key projects and further agreed a budget allocation of £250,000 to progress these projects. Decision making on business cases for key projects is a matter reserved to the Combined Authority Board.

2.4 Community Land Trusts

- 2.4.1 The business plan, which will be presented to the Combined Authority Board on 25 March 2020, is in development. The business plan will set out details of the approach that the Combined Authority will take to working with all communities across Cambridgeshire and Peterborough.

- 2.4.2 There has been no expenditure, other than the ongoing staff structure costs associated with the Community Housing Team.

2.5 £100k Homes

- 2.5.1 On 29 January 2020 the Business Plan was approved by the Combined Authority Board. On the 30 January 2020 the Mayor hosted a developers launch to introduce the £100k Homes product. So far the development industry has been receptive to £100k Homes and Officers are working proactively with developers to deliver schemes.

- 2.5.2 In addition, since the approval of the Business Plan, the £100k Homes website has been launched and at the time of writing this report there were 1,100 registrations for further information.

- 2.5.3 Officers are currently developing a pipeline of sites which will be brought to committee, at a future date, for noting progress.

- 2.5.4 There has been no spend other than that reported to committee previously and the Combined Authority Board in January 2020.

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 There are no direct legal implications arising from this update report.

5.0 GOVERNANCE AND CONTROL

- 5.1 Both projects will follow the usual reporting requirements for key priorities identified in the Combined Authority's 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

<u>Source Documents</u>	<u>Location</u>
Combined Authority Board reports:	
25 September 2019	<u>25 September 2019</u>
29 January 2020	<u>29 January 2020</u>
25 March 2020 (when published)	<u>25 March 2020</u>