



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Wednesday 6 February 2019

12:30p.m – 14:30p.m

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

AGENDA

Open to Public and Press

Number	Agenda Item	Mayor/ Lead Member/ Chief Officer	Papers	Pages
	Part 1 – Governance Items			
1.1	Apologies and Declarations of Interests	Chair	Oral	
1.2	Minutes – 21 November 2018 and Action Log	Chair	Yes	3 – 8
1.3	Public Questions	Chair	No	
1.4	Agenda Plan	Chair	Yes	9 – 10
	Part 2 – Reports to Combined Authority Board			
2.1	Housing and Communities Committee – Terms of Reference Update	Patrick Arran – Interim Monitoring Officer	Yes	11 - 12

	Part 3 – Programme Delivery			
3.1	£70m Cambridge City Council Affordable Housing Programme: Update	Chair/Roger Thompson, Housing Director	Yes	13 - 30
3.2	£100m Affordable Housing Programme Update This report has a confidential appendix (2 and 3) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act	Chair/Roger Thompson, Housing Director	Yes	31 - 37
	Part 4 – Date of Next Meeting			
4.1	Date: Wednesday 3 April 2019 – Incubator 2, Alconbury Weald Enterprise Campus, Huntingdon, Cambs PE28 4WX			-

The Housing and Communities Committee currently comprises the following members:

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

The Combined Authority is committed to open government and members of the public are welcome to attend Committee meetings. It supports the principle of transparency and encourages filming, recording and taking photographs at meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening, as it happens.

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



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
HOUSING AND COMMUNITIES COMMITTEE: MINUTES

Date: Wednesday, 21 November 2018

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

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

1. APOLOGIES AND DECLARATIONS OF INTERESTS

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

2. PETITIONS

None received.

3. PUBLIC QUESTIONS

None received.

4. MEMBERSHIP AND TERMS OF REFERENCE

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

In discussing the report Members:

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

Agenda Item: 1.2

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

It was resolved unanimously to:

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

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

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

In discussing the report Members:

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

Agenda Item: 1.2

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

It was resolved unanimously to:

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

6. £100M AFFORDABLE HOUSING PROGRAMME UPDATE

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

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

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

In discussing the report Members:

Agenda Item: 1.2

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

It was resolved unanimously:

Agenda Item: 1.2

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

7. DATE OF NEXT MEETING

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

Chairman

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

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

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 17/01/19



Notes

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

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

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

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

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

- Minutes of previous meeting and Action Log
- Agenda Plan

Committee date	Agenda item	Lead officer	Reference if key decision	Deadline for reports	Agenda despatch date
06.02.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	24.01.19	29.01.19
	£100m Affordable Housing Programme Update	Roger Thompson	No		
	Housing and Communities Committee – Terms of Reference Update	Patrick Arran	No		

Committee date	Agenda item	Lead officer	Reference if key decision	Deadline for reports	Agenda despatch date
03.04.19				21.03.19	26.03.19
10.07.19				27.06.19	02.07.19
09.10.19				26.09.19	01.10.19
08.01.20				18.12.19	23.12.19
08.04.20				26.03.20	31.03.20

To be programmed:

HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.1
6 FEBRUARY 2019	PUBLIC REPORT

TERMS OF REFERENCE

1.0 PURPOSE

- 1.1. To report back on questions raised by members relating to the terms of reference of the Committee.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Charles Roberts, Portfolio Holder for Housing and Chair
Lead Officer:	Patrick Arran, Interim Monitoring Officer
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>Consider the report, discuss the terms of reference and provide officers with its comments to report back to the Combined Authority Board (if applicable).</p>	<p>Voting arrangements</p> <p>No vote required</p>

2.0 BACKGROUND

- 2.1 At its meeting on the 21st of November 2018, the Committee considered its terms of reference which had been set by the Combined Authority Board.
- 2.2 Members raised a question as to why the following items were included in the Committees terms of reference. Members wished to understand the rationale for inclusion and to ensure that there was a sufficient level of expertise to enable the Committee to fulfil its functions.

1.9 *Overseeing the development of strategies for:*

- (a) Culture and Tourism,*
- (b) Open Space and Amenities*
- (c) Consultation*
- (d) Engagement with social action and the voluntary, community and social enterprise sector*

1.10 Overseeing the delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council.

1.11 Overseeing Wellbeing and Public Health issues across all Portfolios.

2.3 The Monitoring Officer agreed to make enquiries about this and report back to Committee.

2.4 The reason that these items were included in the terms of reference for this Committee was because these are functions of the Combined Authority which fall under the portfolio for Housing. Therefore, these will be within the remit of the Committee. At present, the Committee is fulfilling its functions in relation to Housing only, but the terms of reference also include the Communities portfolio.

2.5 Members are requested to discuss this and, in particular, the need to monitor 'Connecting Cambridgeshire'. It is suggested that the Authority will need a member lead for the monitoring and evaluation responsibility and that the Committee might ask for information on the digital work which has taken place as a result of the £5M investment.

3.0 FINANCIAL IMPLICATIONS

There are no financial implications

4.0 LEGAL IMPLICATIONS

There are no legal implications

5.0 SIGNIFICANT IMPLICATIONS

There are no significant implications

6.0 APPENDICES

None

<u>Source Documents</u>	<u>Location</u>
None	N/A



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.1
6 FEBRUARY 2019	PUBLIC REPORT

£70m Cambridge City Council Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' presented to Cambridge City Council Housing Scrutiny Committee on 16 January 2019. The full report is attached as Appendix 1.
- 1.3. Cambridge City Council provides quarterly performance updates to the Combined Authority on its housing programme and the next is due in April 2019, which will be reported to the Housing and Communities Committee in July 2019.

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

provided within Cambridge City Council's programme update.	
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2.0 BACKGROUND

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

3.0 FINANCIAL PERFORMANCE

- 3.1. Cambridge City Council is forecasting a total spend of £132.8 million on its new build programme, comprising £70 million grant via the Combined Authority plus £62.8 million City Council resources including Right to Buy receipts.
- 3.2. In September 2018 the CPCA Board agreed the profile as shown in Table 1) below for the City Council's £70 million affordable housing programme expenditure and specifically a budget of £15,057,000 for the current financial year 2018/19, which included £387,041 brought forward from 2017/18. This profile is updated when claims are submitted, i.e. on a quarterly basis.

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

	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £	Totals
Approved Budget Profile Sept 2018	584,175	15,057,000	21,907,000	27,781,000	4,670,825	70,000,000
Latest Forecast Outturn Jan 2019	584,175	13,686,541	20,473,925	26,914,823	8,340,536	70,000,000

- 3.3. As of January 2019, the City Council is forecasting spend of £13,686,541 in 2018/19, £1,370,459 less than forecast in September 2018.
- 3.4. The City Council has drawn down a total of £11,460,269 or 16% of available funding to date. Of the agreed 2018/19 budget, £10,876,095 has been claimed leaving £4,180,905 available to draw down in the current financial year.

- 3.5. If actual 2018/19 expenditure is less than the budget approved, a request to roll forward any underspend will be made to the Combined Authority Board when approval of 2019/20 programme budget is sought.

4.0 OUTPUTS PERFORMANCE

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

Starts on Site

- 4.2. The programme update provides a forecast profile for Starts on Site. Since the last update to Housing Committee, the identification and approval of named schemes within the City Council has increased from 497 homes to 535 homes. The council has identified a further potential 277 homes on a range of sites and will bring them forward for inclusion in the programme in due course. The risk that the Cambridge City programme will not reach 500 or more starts by March 2022 is low.

Completions

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

5.0 FINANCIAL IMPLICATIONS

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

6.0 LEGAL IMPLICATIONS

- 6.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks.
- 6.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

7.0 APPENDICES

7.1. Appendix 1 – Cambridge City Council £70 million affordable housing programme update 16 January 2019

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

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

**Cambridge City Council
Housing Development Agency**



To: Cambridgeshire & Peterborough Combined Authority

Programme Update for the Devolution Programme

Date: 2019-02-06

Originally presented to:

Cambridge City Council, Housing Scrutiny Committee

Date: 2019-01-16

Report by:

Claire Flowers, Head of Housing Development Agency

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

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes by March 2022 with funding from the Combined Authority.
- 1.2 Good progress has been made with the programme now showing 535 homes on named sites.
- 1.3 The Council now has 120 Council rented homes being built on site with first completions programmed for Spring 2020.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the overall progress on the Combined Authority programme to deliver 500 Council rented homes.
- 2.2 Note the overall Cambridge Investment Partnership programme.
- 2.3 Approve (subject to specific project approvals) the addition of the Meadows Centre & Buchan Street site to the Affordable Housing Programme.
- 2.4 Note the updated reporting arrangements with the Combined Authority.

3. Background

- 3.1 In September 2018, 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 identified a net gain of 497 homes in the programme and reported the start on site at the Council's former Mill Road Depot, a scheme delivering 91 Council homes in the centre of Cambridge.

- 3.3 Since that report the Housing Development team have continued to progress the schemes already identified with consultation and planning work, as well as identifying further sites.

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. The last claim was made in September for Quarter 2 and was for £560,856. To date, the Council has drawn down £8.2m of grant funding, and is forecast to draw down an additional £6.1m by the end of financial year 18/19.
- 4.3 Provision of a quarterly report from Cambridge City Council against the £70m programme is one condition of the original grant from the Combined Authority. The most recent report to the Combined Authority was made on the 21st of November and replicated the information provided to the Housing Scrutiny Committee on the 27th of September.
- 4.4 In addition to the above, the Council will now also need to report to the Combined Authority's recently formed Housing Board. In both cases the most recently noted report to HSC will provide the basis for ongoing reporting obligations.

5. Delivery Programme

- 5.1 The delivery programme provided in September 2018 included 497 (net gain) Council homes to be delivered on named sites through the devolution programme. In addition a number of potential opportunities were identified.
- 5.2 Since January the development of all named housing schemes has been progressed (see items 7 and 8) and the Council's affordable

housing programme is now set to deliver 535 new homes with 277 additional homes deliverable on a range of prospective sites.

- 5.3 Appendix 1 shows the current programme including the newly introduced site at Meadows & Buchan.

6. Profile of Start on Sites

- 6.1 The start on site profile for the 500 devolution programme is shown in table 1. This is based on all the named schemes being delivered (including those added to the rolling programme in January 2019)
- 6.2 There is a need to over-programme to allow for slippage and schemes not coming forward. It is also important to have a strong pipeline of schemes to enable the Council to respond positively to other funding programmes. The longer term pipeline shows a further 277 homes. These schemes will be explored further over the next 6 months.
- 6.3 Since the last update in September 2018, approval has been received to pursue larger schemes at Mill Road Phase 2 and Cromwell Road. This adds 25 new Council rented homes to the programme.
- 6.4 As below, the overall programme shows an outturn of 535 new homes commencing construction by March 2022.

Table 1: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (forecast)	2019/20	2020/21	2021/22	Pipeline schemes
Number of starts	2	134	295	104	0	277
Cumulative total	2	136	431	535	535	812

7. Start on Sites Achieved 2018/19

- 7.1 The total number of Start on Sites achieved at the end of December 2018 is 122
- 7.2 The programme shows the total number of starts on sites scheduled to be achieved by the end of 2018/19 as 134.
- 7.3 The schemes that have met the start on site requirement are as follows:

7.3.1 Schemes Completed Total 2 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Estates and Facilities team.

7.3.2 Schemes on Site: Net gain 120 homes.

- **Mill Road:** This is a mixed tenure scheme delivering 91 new Council rented homes. Works are progressing well on site with all demolition and remediation complete. Piling work for foundations will begin in January. The scheme is being delivered through the Cambridge Investment Partnership (CIP). The programme shows 143 week build programme including demolitions.
- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. There are 12 specifically for the over 55s. Start on site took place on the 8th of October 2018 following discharge of planning conditions. Works are progressing well on site. The build programme is forecast to last 74 weeks.

7.4 Schemes target to start on site in 2018/19 with planning: 14 homes.

- **Kendal Way:** planning permission was obtained in 2017 for the development of two homes on this site. The scheme was approved by HSC on the basis of delivery by the Estates and Facilities team. The start on site has been delayed due to a boundary issue which

requires an injunction. Subject to the outcome of the injunction the start on site will be achieved in February 2019

- **Nuns Way and Wiles Close:** this scheme is split across two former garage sites delivering 10 new homes for rent. The Council is in Contract with Marfleet Construction to deliver the scheme and pre-commencement conditions have been discharged. Starts on Site have been scheduled for January 2018 to avoid the Christmas period and the build programme is forecast to take 40 weeks.
- **Ditchburn Day Centre / Community Rooms:** Following the purchase of this centre from Cambridgeshire County Council, HSC approved the redevelopment of the site for 2 Council homes in September 2018. Planning permission was granted in November 2018. The homes were added to the building programme on the existing Ditchburn Place Development in an agreement with the contractors Cocksedge and construction is due to begin in January 2019.

8. Update on other approved schemes:

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

- **Queens Meadow:** planning permission for two Council rented homes on this site was granted in July 2018. This scheme will be delivered by CIP as a package of small sites. The works will not start on this scheme until CIP have secured planning for the full package of sites. The start on site is expected to be spring 2019.
- **Markham Close:** this scheme will deliver five homes for Council rent. Full planning permission for this scheme was granted in October 2018 and is part of the package of small sites delivered by CIP.
- **Gunhild Way:** this scheme will deliver two homes for Council rent. Full planning permission for this scheme was granted in October 2018 and is part of the package of small sites delivered by CIP.

- **Colville Road Garages:** this scheme will deliver three homes for Council rent. Full planning permission for this scheme was granted in November 2018 and is part of the package of small sites delivered by CIP.

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

- **Wulfstan Way:** this scheme will deliver three homes for Council rent. Full planning permission for this scheme is anticipated in January 2019 and is part of the package of small sites delivered by CIP.
- **Ventress Close:** this scheme is being delivered through CIP. Three tenants have been rehoused as part of this redevelopment which will deliver 15 Council rented homes, for a net gain of 13. A planning application was submitted in September 2018 and subject to planning starts on site are due to commence in July 2019.
- **Tedder Way:** this scheme will deliver two homes for Council rent. Full planning permission for this scheme is expected by February 2019 and will be developed by the Estates team, commencing construction in April 2019.
- **Kingsway Medical Centre:** this scheme is being delivered by the Estates and Facilities team. It will deliver four new Council rented homes through the conversion of a former surgery. The planning application was submitted in September 2018 and the housing development team is currently working with planners to ensure the scheme meets design standards. It is anticipated this scheme will start construction in April 2019.

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

- **Cromwell Road:** This is a major redevelopment with CIP which required a substantial land acquisition in March 2018. It will deliver a net gain of 118 new Council rented homes. A successful public consultation was held through November 2018, a planning application will be submitted in January 2019. A separate planning application for the demolitions works and remediation has been made, a decision is expected in January.

- **Akeman Street:** This site was approved for development in July 2018. The Council is currently preparing a planning application which meets the expectations of the 2018 adopted local plan, the target is to submit this in February.
- **Mill Road phase 2.** This scheme, approved for development in September 2018, will add at least 25 Council rented homes to the delivery programme. Following a public consultation, planning is due to be submitted by the end of January 2019.

8.4 Schemes awaiting committee approval.

- **Clerk Maxwell Road:** This is a scheme currently owned by Hill Residential. A separate report has been presented to the Housing Scrutiny Committee seeking approval to acquire 14 affordable homes within this mixed tenure scheme.
- **Colville Road phase 2:** a separate report has been presented to the Housing Scrutiny Committee seeking approval to proceed with this regeneration scheme.
- **Campkin Road:** This regeneration scheme was identified and added to the programme in September 2018. A draft scheme to deliver 69 Council rented units is in feasibility stage and is likely to be submitted for committee approval at the Housing Scrutiny Committee in March 2019.

8.5 New schemes in the programme.

- **Meadows & Buchan:** a separate report has been presented to the Housing Scrutiny Committee seeking approval to proceed with this scheme.

9. Delivering Accessible Housing

- #### 9.1
- Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. To accomplish this, the

Council looks meet a minimum target for accessible homes on the delivery programme as a whole as well as on individual sites.

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

9.6 Table 2: Wheelchair user homes

	Total Council rented homes	Total wheelchair user homes in designs
Mill Road phases 1 & 2	116	7
Anstey Way	56	3
Cromwell Road	118	6
Colville Road Ph 2	62	3
Campkin Road	69	3
Meadows & Buchan	100	5

10 Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 535 homes identified	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery. Strategy is to exceed target.
Land Assembly issues delaying start on sites	Medium- a number of the schemes in the programme require purchase of land/property from 3 rd parties	High- if vacant possession or access not achieved the scheme cannot be developed.	Council putting in place resources to support residents to move. Process also in place to use statutory powers if required.
Cost increases on approved projects	Medium- until all surveys are complete and planning permission is granted there is a risk of additional costs.	Medium- depending on the extent of the additional cost this may be managed within contingency which has now been added.	Initial budgets either developed with Hill or Employers Agent. Contingencies included where risks are identified. Cost plans are regularly reviewed and updated. Budgets have been updated as

			part of the new budget.
Planning	Low- the approach to engage the planning service early in the process. Any project coming to HSC has been discussed with the planning service.	High- if planning is not achieved the scheme cannot be delivered.	Pre –apps take place with planning service. Strategy is to deliver policy compliant development.
Sales risk – exposing Council cash flow forecast	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Commission of private sector sales team and engagement with private sector partners to monitor market fluctuations.

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.

(B) Staffing Implications

The scheme on the Rolling Programme will be project managed by the Cambridge City Council Housing Development Agency in liaison with City Homes; Estates and Facilities; and the Council's corporate support teams. Some of the schemes are being delivered through the Cambridge Investment Partnership.

(C) Equality and Poverty Implications

The development framework for new housing by the Council, approved at the March 2017 Housing Scrutiny Committee was informed by an EQIA. Each scheme specific approval will be informed by an EQIA if current residents are required to move.

(D) Environmental Implications

There are no environmental implications of this report. Each scheme specific approval will cover any environmental implications.

(E) Procurement Implications

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

(F) Consultation and communication

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

(G) Community Safety

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

13. Background papers

Background papers used in the preparation of this report:

- a) 18/09/27 HSC report
- b) 17/02/27 Cambridge Sustainable Housing Design Guide
- c) Building Regulations approved document M Volume 1, 2015 addition

14. Appendices

(a) Appendix 1: Programme Summary

15. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Claire Flowers, Head of Housing Development Agency, tel: 01223 - 457928, email: claire.flowers@cambridge.gov.uk.

HDA Delivery Programme	14/12/2018									
Scheme Name	Ward	Net Affordable	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETED										
Uphall Road	Romsey	2	2 E & F	HSC		Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Sub total		2	2							
ON SITE										
Anstey Way	Trumpington	29	56 CIP	HSC		Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road	Petersfield	91	182 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Sep-21
Sub total		120	238							
PLANNING APPROVED										
Colville Garages	Kings Hedges	3	3 CIP	HSC		Sep-17	Sep-18	Nov-18	May-19	May-20
Queens Meadow	Cherry Hinton	2	2 CIP	HSC		Jun-17	Dec-17	Jul-18	Apr-19	Apr-20
Markham Close	Kings Hedges	5	5 CIP	HSC		Jan-18	May-18	Oct-18	Apr-19	Jun-20
Gunhild Way	Queen Ediths	2	2 CIP	HSC		Jan-18	Jul-18	Oct-18	Jun-19	Jun-20
Nuns Way & Wiles Close	Kings Hedges	10	10 Tender	HSC		Mar-15	Aug-16	Jul-17	Jan-19	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	2 Tender	S & R		Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
Kendal Way	East Chesterton	2	2 E & F	HSC		Mar-15	Aug-16	Feb-17	Feb-19	Oct-19
Sub total		26	26							
SUBMITTED FOR PLANNING										
Wulfstan Way	Queen Ediths	3	3 CIP	HSC		Sep-17	Oct-18	Jan-19	Jun-19	Jun-20
Ventress Close	Queen Ediths	13	15 CIP	HSC		Mar-17	Sep-18	Jan-19	Sep-19	Sep-20
Tedder Way	Arbury	2	2 E & F	HSC		Mar-15	Mar-17	Feb-19	Apr-19	Jan-20
Kingsway Medical Centre	Arbury	4	4 E & F	HSC		Sep-17	Sep-18	Jan-19	Apr-19	Apr-20
Sub total		22	24							
COMMITTEE APPROVED										
Cromwell Road	Romsey	118	295 CIP	S & R		Mar-18	Jan-19	Apr-19	Jan-20	Jun-21
Akeman Street	Arbury	12	14 CIP	HSC		Jun-17	Feb-19	May-19	Aug-19	Oct-20
Mill Road Phase 2	Petersfield	25	50 CIP	HSC		Sep-18	Jan-19	May-19	Apr-19	Mar-21
Sub total		155	359							
PRE COMMITTEE APPROVAL										
Meadows and Buchan	Kings Hedges	106	106 CIP	HSC		Jan-19	May-19	Aug-19	Jan-20	Jun-21
Colville Phase 2	Cherry Hinton	42	62 CIP	HSC		Jan-19	Apr-19	Jul-19	Apr-20	Oct-21
Clerk Maxwell Road	Newnham	14	35 CIP	HSC		Jan-19	Jun-19	Sep-19	Jul-20	Oct-21
Sub total		162	203							
FEASIBILITY STAGE										
Campkin Road	Kings Hedges	44	69 CIP	HSC		Mar-19	Sep-19	Dec-19	Oct-20	Jan-22
Potential Scheme	East Chesterton	4	4 CIP	S & R		Mar-19	Jun-19	Aug-19	Apr-20	Jun-21
Sub total		48	73							
GRAND TOTAL		535	925							

Progress too 500 Starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	Future Pipeline
Starts by year	2	134	295	104	0	277
Cumulative total	2	136	431	535	535	812

Progress to 500 completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	16	98	419	0
Cumulative total	2	2	18	116	535	535



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

£100m Affordable Housing Programme Update

1.0 PURPOSE

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

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

2.0 BACKGROUND

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The programme currently has 15 schemes / projects approved by the CA Board, the most recent being for the provision of a short-term commercial loan facility of £24.4 million to East Cambridgeshire Trading Company (ECTC) for the return to the market of housing units on land owned by the MOD in Ely, approved by the Combined Authority Board on 28 November.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to the Board when ready. This includes opportunities for CA investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.
- 2.5. As part of monitoring arrangements for the Devolution Deal, Government undertakes an annual review of progress which usually takes place in March or April. An interim review took place in December 2018 with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS).

3.0 FINANCIAL PERFORMANCE

- 3.1. Grant investment approved for Affordable Housing schemes to date is £8.2 million, with a further £30.9 million approved as loan funding. A total of approx. £39 million has therefore been allocated to schemes to date, most on a recycling basis. A list of the 15 schemes with CPCA Board approval is attached as Appendix 1.
- 3.2. Of this, £10.3 million has been contractually committed, with £4.4 million in grant and a £24.4 million loan yet to contract. Contracted schemes are indicated in Appendix 1.
- 3.3. £2.2 million has been paid in grants to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.

4.0 PROGRAMME DELIVERY

- 4.1. Appendix 1 shows that 8 schemes are in contract including a loan facility to East Cambridgeshire Trading Company for £6.5 million, for which the funding agreement was completed in November 2018. 141 units will be delivered using CA funding across these schemes.

Starts on Site

- 4.2. There have been 122 Starts on Site to date with the most recent scheme recently started at the former Perkins sportsground in Peterborough. 54 affordable homes will be delivered by Cross Keys Homes as part of a 104 unit scheme, due to complete in 2020/21.

Completions

- 4.3. The programme has so far delivered 13 completed units. 8 homes were completed by Palace Green Homes at The Shade, Soham in August 2018 and 5 homes for Shared Ownership completed by Cambridge Housing Society in Littleport in October 2018. 8 further homes are due for completion in March 2019.

Forward Programme and Pipeline Development

- 4.4. The programme has some 2,800 units in the investment pipeline which is attached as Appendix 2. These provisional allocations have been risk-discounted significantly as it is unlikely that all schemes will come forward for CPCA investment. Owing to the commercially sensitive nature of early stage negotiations the investment pipeline is confidential.
- 4.5. In addition to identified schemes, there may be opportunities for CA investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes will be deliverable within the £100m Affordable Housing Programme period to March 2022, for example the projected 880 affordable units at Phase 3 of Northstowe.
- 4.6. Further opportunities will be identified during the course of the programme across the range of development toolbox methodologies. We attach in Appendix 3 (confidential) a list of housing sites that are currently on the market and upon which we are reviewing if any housing toolbox action might be considered appropriate.

Communicating the Opportunity

- 4.7. The Combined Authority is actively promoting 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.
- 4.8. The Housing and Development Team is meeting with housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 4.9. In its update to the November 2018 meeting, the Committee was advised that Registered Providers are currently unable to use the Combined Authority's housing grant to deliver new homes for Affordable Rent.
- 4.10. Since November, the Mayor and CPCA Directors have met with Government ministers and officials to seek new legislation, and this has been prepared ready for consideration. The Combined Authority has been advised that even minor legislative measures will take some time to get through Parliament during EU Exit.
- 4.11. The Combined Authority has been working with Registered Providers who have had homes completed and ready for occupation. Of the schemes impacted, three have been withdrawn from the CA's programme and been funded by Homes England, and two have been split so that the Combined Authority funds Shared Ownership homes and the homes for Affordable Rent are supported by Homes England. In total 54 homes for Affordable Rent have been moved to Homes England's Shared Ownership and Affordable Homes Programme (SOAHP). These homes have been able to be handed over to providers ready for occupation.
- 4.12. Two further schemes are due to complete in the first half of 2019 and the Combined Authority is exploring options with providers, including the potential to convert units from Affordable Rent to Social Rent. Midland Road, Peterborough has advised the Authority that it will need to withdraw from the programme but is still to confirm formally and Willingham, South Cambridgeshire has units completing in May 2019.
- 4.13. Until new legislation is in place, the Combined Authority should not approve new funding for Affordable Rent. It is clear that this is having an impact on new proposals coming through for consideration particularly for schemes with homes completing in 2019/20.
- 4.14. The current legislation will be superceded on 31 March 2020. Government is developing new draft regulations and guidance for the sector which will replace the current legislation from 1 April 2020. The draft policy statement as set out in

Government's consultation which took place in September 2018¹ is shown below. The proposed Paragraph b) will enable housing programmes delivered via devolution deals to fund Affordable Rent. It states;

3.3 Affordable rent housing means accommodation that is:

(a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent;

(b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or

(c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

4.15. Assuming the new regulations are taken forward, the Combined Authority should be able to fund new homes for Affordable Rent from April 2020 or at the latest April 2021, depending on housing providers' rent years. This means that even if new legislation is not agreed to modify the current guidance, the Combined Authority will be able to consider funding for schemes to be completed beyond March 2020. In many cases these schemes will be starting mid-late 2019.

4.16. In the meantime, the Combined Authority is considering applications for grant towards homes for Shared Ownership and / or Social Rent. In the case of the latter this may mean funding at a higher grant rate than the current programme average of £30k per unit. This will be off-set by units funded via loan investment which is later repaid – in effect at a rate of zero grant.

5.0 FINANCIAL IMPLICATIONS

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

6.0 LEGAL IMPLICATIONS

6.1. There are no new implications. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance and Monitoring and Evaluation Frameworks.

¹ <https://www.gov.uk/government/consultations/rents-for-social-housing-from-2020-to-2021>

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

7.0 APPENDICES

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

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

Agenda Item 3.2 - Appendix 1 – CPCA Affordable Housing Programme - Approved Schemes

Affordable Housing Grants																		
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	No. Affordable Rent Units	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	CONTRACT ISSUED	SIGNED CONTRACT RETURNED	ACQ PAYMENT 35%	SOS PAYMENT 35%	PC PAYMENT 30%	Paid to Date
Soham	PGH	East Cambs	8	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	YES	YES	N/A	£ 60,000	£ 60,000	£ 120,000
Littleport	CHS	East Cambs	16	5	0	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	YES	YES	£ 166,250	£ 166,250	-£ 235,000	£ 97,500
Victoria Way, Melbourn	CHS	South Cambs	24	8	0	26/07/2017	01/08/2017	8	01/03/2019	01/03/2019		£ 133,000	YES	YES	£ 66,500	£ 66,500	£ -	£ 133,000
Willingham	CKH	South Cambs	22	15	15	26/07/2017	31/03/2018	15	01/05/2019	30/06/2019		£ 525,000	YES	YES	£ 183,750	£ 183,750	£ 157,500	£ 367,500
Burwell	Hastoe	East Cambs	8	8	8	26/07/2017	15/02/2018	8	30/09/2019	30/09/2019		£ 330,000	YES	YES	£ 115,500	£ 115,500	£ 99,000	£ 231,000
Perkins	CKH	Peterborough	104	54	54	26/07/2017	31/10/2018	54	01/10/2019	31/01/2021		£ 1,700,000	YES	YES	£ 595,000	£ 595,000	£ 510,000	£ 1,190,000
Snowley Park	CKH	Fenland	37	24	6	26/07/2017	01/10/2017	24	01/03/2020	31/12/2020		£ 150,000	YES	YES	N/A	£ 75,000	£ 75,000	£ 75,000
Midland Road	Medesham Homes	Peterborough	0	0	0	30/05/2018	01/03/2018			31/12/2018		£ -	NO		£ -	£ -	£ -	£ -
Papworth	Flagship	South Cambs	61	9	9	26/03/2018						£ 114,000	NO		£ -	£ 57,000	£ 57,000	£ -
St Marys Road, Ramsey	tbc	Huntingdon	110	32	22	28/03/2018						£ 1,306,871	NO		£ -	£ 880,000	£ 880,000	£ -
Paston Reserve	tbc	Peterborough	33	33	33	28/03/2018						£ 1,320,000	NO		£ -	£ 660,000	£ 660,000	£ -
Whittlesford	Clarion	South Cambs	60	43	0	31/10/2018						£ 1,634,000	NO		£ -	£ 817,000	£ 817,000	£ -
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	540	540	tbc	28/03/2018						£ 763,934	YES		£ -	£ 381,967	£ 381,967	£ -
Sub-total Housing Grants			1023	779	155			122			13	£ 8,194,305			£ 1,127,000	£ 4,057,967	£ 3,462,467	£ 2,214,000
Loan or other Toolbox Investments																		
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	19	27/06/2018						£ 6,500,000	YES	YES	N/A	N/A	N/A	£ -
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	15	28/11/2018						£ 24,400,000	NO	NO	N/A	N/A	N/A	£ -
Sub-total Toolbox Investments			146	34	34							£ 30,900,000						£ -
Programme Totals			1169	813	189							£ 39,094,305						£ 2,214,000
	Risk known and materialised																	
	Risk notified not yet materialised																	