

CPCA 2021 AHP	
Version control:	
1.1	Blank Template issued with illustrative examples - 15.04.21

15.04.21

Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing committee)	Target MHCLG Approval Date (ASAP or other)	Starts on Site date	Completion Date	Proposed funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for Scheme (=M/F)	Social Rented	Rented	Shared Ownership	CPCA assessed Additionality* test met	CPCA assessed Start on Site* achievable by 31 March 2022.	Notes
CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22																						
Staniland Court, Werrington, Peterborough	new development	Funding Affordable Homes HA	Peterborough	60	60	PA	01/07/2019	01/07/2019	28/05/2021	31/10/2021	31/12/2022	£ 2,622,000	50 / 50	n/a	Yes	£ 43,700		60		Yes	Yes	Planning decision expected May 21
Wisbech Road, March	development on greenfield site	Funding Affordable Homes HA	Fenlands	118	118	C	11/11/2019	11/11/2019	30/04/2021	30/09/2021	31/08/2023	£ 4,542,000	25/50/25	n/a	Yes	£ 38,492		98	20	Yes	Yes	Contract signed yet to SOS
Rear of 26-34 High Street, Stilton, Hunts	back of high street	CKH	Hunts	70	42	PA	13/01/2020	13/01/2020	09/06/2021	30/10/2021	30/09/2022	£ 1,570,000	50/50	n/a	Yes	£ 37,381		10	32	Yes	Yes	Yet to contract but dates agreed in principle. Final RM and conversations with developers of confident start.
33 a) Norwood Road, (March Town Centre)	infill site	Funding Affordable Homes HA	Fenlands	50	50	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/12/2023	£ 1,920,000	50/50	n/a	Yes	£ 38,400		30	20	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
33 b) Hereward Hall, March Town Centre	infill site	Funding Affordable Homes HA	Fenlands	19	19	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/03/2023	£ 760,000	50/50	n/a	Yes	£ 40,000		19	0	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
33 c) Queens Street, March Town Centre	infill site	Funding Affordable Homes HA	Fenlands	21	21	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/12/2022	£ 840,000	50/50	n/a	Yes	£ 40,000		21	0	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
Stanground, Peterborough	brownfield site	CKH	Peterborough	26	26	PA	22/06/2020	22/06/2020	28/05/2021	31/08/2021	31/12/2022	£ 1,170,000	50/50	n/a	Yes	£ 45,000		26	0	Yes	Yes	Gone to planning and contractors procurement underway, and confident of SOS by Aug 21
British Sugar Way, Oundle Road, Peterborough	brownfield site	CKH	Peterborough	74	74	PA	09/11/2020	09/11/2020	28/05/2021	31/08/2021	01/06/2024	£ 3,040,000	50/50	n/a	Yes	£ 41,081		45	29	Yes	Yes	In for Reserved Matters, contractors are with Vistry. Confident of SOS is Aug 21.
Perkins, Phase 2, Newark Road, Peterborough	brownfield site	CKH	Peterborough	96	96	PA	09/11/2020	09/11/2020	30/04/2021	31/05/2021	31/03/2023	£ 3,740,000	50/50	n/a	Yes	£ 38,958		38	58	Yes	Yes	Planning consent given, contractors Vistry imminent SOS, May 21.
Old Motel Site, North Street, Stilton, Hunts.	old motel site	CKH	Hunts	10	10	PA	09/11/2020	09/11/2020	09/06/2021	31/01/2022	31/01/2023	£ 420,000	50/50	n/a	Yes	£ 42,000		5	5	Yes	Yes	Redesign of site, therefore delay for SOS.
Station Road, Littleport, Ely. East Cambridgeshire	greenfield site	CKH	East Cambs	37	37	PA	09/11/2020	09/11/2020	09/06/2021	30/09/2021	30/09/2023	£ 1,373,743	50/50	n/a	Yes	£ 37,128		20	19	Yes	Yes	Outline planning, design needed, entering into contract with contractor
Land Rear of High Street, Needingworth, Hunts	back of high street	CKH	Hunts	45	45	PA	09/11/2020	09/11/2020	09/06/2021	31/10/2021	31/01/2023	£ 1,775,000	50/50	n/a	Yes	£ 39,444		20	25	Yes	Yes	In for RM, contract with Vistry. Confident SOS is Oct 21.
Wisbech Road, Littleport, Ely	greenfield site	Funding Affordable Homes HA	East Cambs	37	37	PA	11/01/2021	09/11/2020	09/06/2021	31/01/2022	30/06/2023	£ 1,534,526	25/50/25	n/a	Yes	£ 41,474		28	9	Yes	Yes	May planning submission, decision in Aug, SOS Jan 22.
Great Haddon, London Road, Yaxley, Peterborough	urban extension	CKH	Peterborough	347	58	PA	11/01/2021	11/01/2021	30/04/2021	31/08/2021	01/02/2026	£ 2,194,333	50/50	n/a	Yes	£ 37,833		17	43	Yes	Yes	Confirmation of approval of grant, urgently required.
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	brownfield site	Colliers	Peterborough	77	77	PA	09/11/2020	09/11/2020	09/06/2021	31/01/2022	31/12/2023	£ 3,464,615	50/50	n/a	Yes	£ 44,995		54	23	Yes	Yes	Originally at £49k per unit, after discussion, the grant has been reduced to £44.9k per unit
sub-total					770							£ 30,966,217										
CERTAIN PIPELINE FOR 21/22 to Jun Housing Committee																						
Northminster	new development	PIP	Peterborough	354	354	p	no	21/06/2021	09/06/2021	15/11/2021	31/03/2025	£ 14,160,000	35/35/30	TBC	yes	£ 40,000		300	54	Yes	Yes	Application confirmed
14-16 High Street, Girton, Cambridge, CB3 0PU	new development	CLT	South Cambs	15	15	P	no	21/06/2021	09/06/2021	23/06/2021	30/06/2022	£ 675,000	50/50	n/a	Yes	£ 45,000	15			Yes	Yes	CLT site has planning consent and is ready to SOS, grant application form received.
Fairbairn Way, Chatteris, CB6	new development	FAHHA	Fenlands	50	50	p	no	21/06/2021	09/06/2021	31/03/2022	30/09/2023	£ 2,082,000	25/50/25	n/a	yes	£ 41,640		42	8	Yes	Yes	Grant application received
sub-total					419							£ 16,917,000										
FURTHER PROPOSED PIPELINE 21/22																						
Heylo CPCA	various sites for tenure conversion	Heylo	various	100	100	p	no	08/11/2021	18/10/2021	09/11/2021	31/03/2023	£ 4,470,000	100	n/a	yes	£ 44,700			100	Yes	Yes	Discussions had - confident 100 more units are likely.
Churchgate House, Peterboro	resi tenure conversion	Rentplus	Peterborough	86	86	p	no	06/09/2021	30/08/2021	31/03/2022	31/03/2024	£ 3,870,000	100	n/a	yes	£ 45,000			86	Yes	Yes	Grant rate uncertain until further information received.
Elm Low Rd, Wisbech (Seagate Homes)	new development	Rentplus	Fenlands	175	175	p	no	08/11/2021	18/10/2021	31/03/2022	31/03/2025	£ 7,875,000	100	n/a	yes	£ 45,000			175	Yes	Yes	Grant rate uncertain until further information received.
Bayard Plaza, Peterborough	resi tenure conversion	Rentplus	Peterborough	41	41	P	no	06/09/2021	30/08/2021	already started	already completed	£ 1,800,000	100	n/a	yes	£ 45,000			41	Yes	Yes	MHCLG will not fund Rentplus product
YBS, Lynch Wood, Peterborough	resi tenure conversion	Rentplus	Peterborough	136	136	p	no	06/09/2021	30/08/2021	31/07/2021	31/01/2022	£ 5,760,000	100	n/a	yes	£ 42,360			96	Yes	Yes	Grant rate uncertain until further information received. Loss of 40 units to be picked by another RP.
sub-total					538							£ 23,775,000										

Total Programme SOS

1727

Total Programme Funding

£ 71,658,217

Average Intervention Rate for Programme (not accounting for tenure)

£ 954,587

15

833

843

41,492.89

Start on site	<p>As set out in the Homes England Capital Funding Guide; the start on site milestone is triggered by the building contractor taking possession of the site or property, and the provider and builder having both signed the building contract and start on site works have commenced.</p> <p>Start on sites works are defined as:</p> <ul style="list-style-type: none"> a) Excavation for strip or trench foundations or for pad footings b) Digging out and preparation of ground for raft foundations c) Vibroflotation, piling, boring for piles or pile driving d) Drainage works specific for the buildings forming part of the Firm Scheme or e) Such works of demolition or service diversion as are expressly and strictly contemplated in the Finance – Grant Claims and Payments section <p>https://www.gov.uk/guidance/capital-funding-guide/9-finance</p>
Additionality	<p>CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p> <p>In line with the Homes England Capital Funidng Guide - schemes should show evidence of additional affordable housng supply. Funding should not be used for regeneration, or the replacement of existing affordable housing. CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p>