



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Wednesday, 10 July 2019

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 Apologies for Absence and Declarations of Interest

1.2 Minutes - 3 April 2019 **5 - 10**

1.3 Public Questions

Agenda Plan **11 - 12**

Part 2 - Programme Delivery

2.1	£70 million Cambridge City Council Programme Update	13 - 32
2.2	£100 million Affordable Housing Programme Update	33 - 42

Part 3 - Date of next meeting:

Wednesday 9 October 2019 - Incubator 2, Alconbury Weald Enterprise
Campus, Huntingdon, Cambs, PE28 4WX

The Housing and Communities Committee comprises the following members:

Councillor Graham Bull

Councillor Ryan Fuller

Councillor Denise Laws

Councillor Bridget Smith

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

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Clerk Telephone: 01223 715668

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<p>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</p>

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.



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CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
HOUSING AND COMMUNITIES COMMITTEE: MINUTES

Date: Wednesday, 3 April 2019

Time: 12:30 pm to 13:09 pm

Present: Councillors Ryan Fuller, Richard Johnson and David Oliver and Charles Roberts (Chairman),

Apologies: Councillors Denise Laws and Bridget Smith

9. APOLOGIES AND DECLARATIONS OF INTERESTS

Apologies were received from Councillor Denise Laws, Councillor David Oliver attended as her substitute and Councillor Bridget Smith, and Councillor Richard Johnson attended as her substitute.

10. MINUTES – 21 NOVEMBER 2018

The minutes of the meeting held on 21 November 2018 were agreed as a correct record and signed by the Chairman. The action log was noted.

11. PUBLIC QUESTIONS

None received.

12. AGENDA PLAN

The agenda plan was noted.

13. CAMBRIDGESHIRE QUALITY CHARTER

The Committee received a report seeking approval to recommend that the Combined Authority Board adopted the Cambridgeshire Quality Charter for Growth principles to guide the Combined Authority's work in supporting new developments across the Combined Authority area. The report also sought approval to adopt a strengthened set of principles covering the topic of cohesion, and to request that the Land Commission explored how these principles would be implemented in the context of strategic sites.

In presenting the report Officers highlighted that the review had been commissioned to examine what new evidence might have shaped quality principles over the last ten years, and particularly how issues around inclusive growth and social cohesion were reflected. Officers explained that the review was supported by the Cambridgeshire and Peterborough Independent Economic Review that had called both for a review of the Charter, and an audit of how completed developments had performed against the Charter principles. Officers clarified that the review had been completed and concluded that the four sets of principles remained as relevant.

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In discussing the report Members:

- Welcomed the report and commented that it was a charter of cohesion and growth that was sustainable and inclusive.
- Noted that the charter would be refined further and that the Cambridgeshire Quality Panel would explore how the additional principles on cohesion would be implemented.
- Noted that it was clear from the report where the Combined Authorities responsibilities sat and that there would be no unnecessary duplication.
- Questioned whether there would be viability issues with Developers. Officers explained that it was a voluntary process and that there would be a difference of views across different developers and the work of the panel was about cohesive and inclusive design. The Director of Housing commented that a message would need to go out to the development community to showcase the benefits of the panel and how they could support them. Officers explained that work was ongoing with the Land Commission to reinforce this approach and this would be picked up in future communications to the development community.

It was resolved unanimously to:

- (a) recommend to the Board that it adopt the Quality Charter for Growth principles (including additions in Appendix 1) to guide its work on new developments across Cambridgeshire and Peterborough;
- (b) recommend to the Board that it adopt a strengthened set of principles on cohesion as set out in Appendix 2
- (c) request the Land Commission to explore how the principles can be implemented on strategic sites;
- (d) explore with the Cambridgeshire Quality Panel how the additional principles on cohesion can be implemented in the Panel's work and;
- (e) work with the Quality Charter Steering Group to publish a refreshed Charter

14. £70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME: UPDATE

The Committee received a report providing 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 12 March 2019.

In presenting the report Officers explained that schemes on site and on track included Nuns Way and Wiles Close, Mill Road Phase 1, Anstey Way and Ditchburn Day Centre

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with a net gain of 132 homes. Officers clarified that schemes targeted to start on site in 2019/20 with planning submissions made included Ventress Close, Tedder Way, Kingsway Medical Centre, Mill Road Phase 2 and Clerk Maxwell Road. Officers explained that the Meadows and Buchan Scheme had been delayed due to a planned public consultation which had been launched in March 2019 and that more detail on the Campkin Road Scheme would be provided at July Committee as detailed pre – planning work was still ongoing. Officers reiterated that all planning approvals were on track to be completed by December 2019, with 132 starts on site out of 134 forecast for 2018/19, and that the forecast number of starts for 2019/20 was 311. In concluding Officers explained that all schemes were on track for practical completion by September 2022.

In discussing the report Members:

- Welcomed the reported progress on the schemes and noted that they were well on track currently, to be delivered by 2022.
- Queried whether there would be any impact on the schemes due to the uncertainty of Brexit. Officers explained that contingencies had already been built into schemes that were currently on site and bricks had already been imported from Holland. There was no space to import everything for the full three years of the schemes. Officers clarified that at this moment in time it was business as usual. Officers explained that the Council had a strong relationship with the developers and that they were confident that this would help to manage any future impacts including skills issues.
- Congratulated the City Council on work to deliver a successful bid for investment from Government's Housing Infrastructure Fund (HIF) in respect of Cambridge Northern Fringe East.
- Noted that the confirmation of the 2019/20 budget for the £70 million Affordable Housing Programme would be going to the Combined Authority Board for approval on 29 May 2019.

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's programme update 12 March 2019.

15. £100M AFFORDABLE HOUSING PROGRAMME UPDATE

The Committee received a report that provided an update on the £100 million Affordable Housing Programme being led by the Combined Authority.

In presenting the report Officers explained that the programme currently had 14 schemes / projects approved by the Combined Authority Board, the most recent being for a £440k affordable housing grant to Clarion Housing Group for eight homes for

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Social Rent in March, approved by Board on 27 February 2019. Officers gave and update on the Affordable Rent issue that had been discussed at November's Committee meeting. Officers explained that since November, the Mayor and Combined Authority Directors had met with Government Ministers and officials to seek new legislation, and this had been prepared ready for consideration and that officials were seeking a window in April 2019 to make the Statutory Instrument, however this could still be impacted by EU Exit matters taking priority in Parliament. Due to the ongoing issue, up until December 77 units had been withdrawn from the programme and had sought funding directly from Homes England. Officers reiterated that no one had been made homeless as a result of the ongoing issue and that there had been one further withdrawal since the New Year. Officers would update on progress in relation to the legislation at the July Committee.

Officers explained that Mare Fen was due to be contracted imminently and CPCA would be funding 540 homes which would make a big difference to the programme's outputs. Two schemes had been completed to date and there were a number of schemes coming up for completion in the summer including the scheme in Willingham. Once the statutory instrument had been laid in Parliament Officers hoped then to consider new applications on to the scheme, from the end of April onwards

In discussing the report Members:

- Discussed the tenure split of schemes. The Director of Housing explained that the tenure split was not currently fixed and there was a mixture in the majority of schemes. Affordable Rent was the most popular. He explained that the Combined Authority would probably see more social rent coming through if grant was no object. Brexit and general market uncertainty had meant that Shared Ownership had not been as popular in recent months. He explained that the programme had the band width to cope with the extremities of the market and he hoped that the Combined Authority would be able to accelerate the programme in due course, when market conditions had improved.
- Questioned if there was resistance from some housing providers on social rented housing. The Housing Director explained that the cost to the programme for social rented housing could be as much as triple for the current programme average grant per unit and much longer term financing was required to enable authorities to meet all the requirements of housing waiting lists. He clarified that current work on housing needs analysis would provide clearer information on this for the future.
- Queried the issue identified in the report in relation to the providers being able to seek alternative sources of funding – primarily Homes England. Officers explained that the current Homes England Shared Ownership and Affordable Homes Programme ended in March 2021 and Providers were keen to take up and deliver on their full obligations within that programme, as their performance would impact on future funding allocations. Officers acknowledged that this was a potential risk to the Combined Authority programme and that they were meeting Homes England in April 2019 to discuss respective programmes, including the current and future implications of the Homes England programme on the ability of the Combined Authority to fund new affordable homes in Cambridgeshire and Peterborough and would report back to Committee in July 2019. Officers were also looking to hold

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workshops with Housing Providers in the Combined Authority area to ensure that they understood the application process for the Combined Authority Programme.

It was resolved unanimously to:

- (a) note the report on spend and outputs for the £100 million Affordable Housing Programme. (including Appendix 1)
- (b) Note the forward pipeline of sites with affordable housing (Appendices 2 and 3 – both confidential).

16. DATE OF NEXT MEETING

Members noted the date of the next meeting as 10 July 2019. The Chairman of the Committee announced that he would be stepping down as a Councillor in May 2019 so would no longer be Chairman of the Committee. He had welcomed being Chairman and thanked the Members of the Committee for their support and input into the work of the Committee so far.

Chairman

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN



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
- Performance Report

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
10.07.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	27.06.19	02.07.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
09.10.19	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	26.09.19	01.10.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		
08.01.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	18.12.19	23.12.19
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		
08.04.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson		N/A	26.03.20	31.03.20
	£100m Affordable Housing Programme Update	Roger Thompson		N/A		

To be programmed:



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.1
10 JULY 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 18 June 2019. The full report is attached as Appendix 1.
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme which follow each quarter and the next is due in July 2019.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Graham Bull, Portfolio Holder Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director Housing and Development
Forward Plan Ref: n/a	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the detail of schemes as provided within Cambridge City Council Housing Scrutiny Committee update 18 June 2019.</p>	<p>Voting arrangements</p> <p>A simple majority of all members.</p>

2.0 BACKGROUND

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

3.0 FINANCIAL PERFORMANCE

- 3.1. Cambridge City Council is forecasting a total spend of £120 million on its housing programme, comprising £70 million grant via the Combined Authority plus £50 million City Council resources including Right to Buy receipts and HRA funding. This figure is set to rise to £136 million with the inclusion of a new scheme at Campkin Road.
- 3.2. At its meeting of 29 May 2019, 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 £20,608,045 for the financial year 2019/20, which includes £1,505,274 brought forward from 2018/19. 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
Revised Profile Sept 2018 (Budget)	584,175	15,057,000	21,907,000	27,781,000	4,670,825	70,000,000
Revised Profile April 2019 (Outturn & new Baseline)	584,175	13,551,726	20,608,045	26,914,823	8,341,231	70,000,000
Variance +/-	0	-1,505,274	-1,298,955	-866,177	3,670,406	0

- 3.3. Cambridge City Council has made five claims to the Combined Authority under this programme totalling £14,135,901 expenditure to date. The next is due in July 2019.

4.0 OUTPUTS PERFORMANCE

- 4.1. An update on 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) provides a list of all homes to be delivered and affordable homes within the City Council Housing Development Agency's Delivery Plan.

Starts on Site

- 4.2. Since the last update to Housing Committee, the identification and approval of named schemes within the City Council's programme has increased to 537 homes to start on site by 31 March 2022, against its target of 500 new affordable homes. This includes a new scheme at Campkin Road subject to approval of its inclusion in the programme. The risk that the Cambridge City programme will not reach 500 or more starts by March 2022 is therefore low.
- 4.3. The programme update provides a profile for Starts on Site. 134 starts were achieved to the end of March 2019. 15 homes have started on site in the current financial year so far bringing this cumulative total to 149. 311 starts are forecast for 2019/20 which will bring the cumulative total to 445.

Completions

- 4.4. The programme has so far delivered 2 completed units, at Uphall Road in January 2018. Further completions are due from August 2019.

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 to Housing Scrutiny Committee 18 June 2019
- 7.2. Appendix 2 – City Council Programme Delivery Plan (Scheme List)

<u>Source Documents</u>	<u>Location</u>
Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	https://www.cambridge.gov.uk/
DCLG Approved Business Case 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/

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 18/06/2019

Report by:

Claire Flowers, Head of Housing Development Agency
Tel: 01223 - 457928 Email: 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 147 Council rented homes being built on site and is forecasting a further 296 to start in 2019/20. The first completions are programmed for August 2019.

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.

3. Background

- 3.1 In March 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 met with a total programme outturn of 536 homes.
- 3.3 In the past two months 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 537 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 £13,551,727 in financial year 2018/19, slightly short of the forecast drawdown of £13,686,542.
- 4.3 To date Cambridge City Council has drawn down £14,135,901 with the remaining £55,864,098 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 March 2019 included 536 (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 March 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 537 homes, due to an increase of 5 units on the prospective scheme at Campkin Road. A second feasibility stage scheme delivering 4 units has been removed from the programme. The resources which were intended to be used for this scheme have been re-allocated in the HRA to the Campkin Road scheme pending HSC approval.
- 5.3 The Campkin Road scheme is now the only scheme in the programme which has not received approval for a capital budget from the Housing Scrutiny Committee. The report detailing the Campkin Road scheme and requesting approval for a capital budget has been submitted to the HSC alongside this report.
- 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.

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 March 2019, a more detailed scheme at Campkin Road has been drawn up which provides an additional Council rented home on the site.
- 6.4 As below, the overall programme shows an outturn of 537 new homes commencing construction by March 2022.

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	311	92	0
Cumulative total	2	134	445	537	537

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 149 including the completed Uphall Road Scheme.
- 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 2 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.

7.2.2 Schemes on Site: Net gain 147 homes.

- **Mill Road:** This is a mixed tenure scheme delivering 91 new Council rented homes. Works are on programme. The first show home is being constructed above ground and the piling for the first blocks of flats is being completed (see pictures below). Pending planning approval, the scheme is planned to be merged with Mill Road Phase 2 into a mixed tenure scheme delivering 118 Council homes. The scheme is being delivered through the Cambridge Investment Partnership (CIP). The programme shows 143 week build programme including demolitions.



General View over the site towards Houses



General View towards Flat Basement excavation

- **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 the externals of the new scheme well underway (see picture below)



- **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. Practical completion of the final refurbished homes and the two Combined Authority funded homes is anticipated in September 2019.
- **Nuns Way and Wiles Close:** this scheme is split across two former garage sites delivering 10 new homes for rent. Marfleet Construction commenced work in January 2019, with a forecast build programme of 40 weeks. Construction is on programme with several homes completed to roof plate level.
- **CIP small sites package:** this group of five garage and infill sites have started on site. CIP have taken possession of all five sites and have commenced Start on Site. In total the package will provide 15 units, all for Council rent. They will be delivered by CIP as a single scheme, broken down as follows;
 - **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

- **Kendal Way:** planning permission was obtained in 2017 for the development of two homes on this site. Housing Maintenance & Assets have recently advised that they will be unable to deliver this scheme and responsibility has been passed back to the Housing Development team. A tender process will be required as well as resolving a neighbour issue therefore the start on site has been provisionally pushed back to early 2020.
- **Ventress Close:** this scheme is being delivered through CIP. 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 on track to take place in October 2019.
- **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 in summer 2019.

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

- **Cromwell Road:** This is a major development with CIP which required a substantial land acquisition in March 2018. It will deliver 118 new Council rented homes as well as market housing on a mixed tenure site. Following a public consultation, a detailed planning

application was submitted in March 2019 with Start on site anticipated before the end of financial year 2019/20, subject to planning.

- **Akeman Street:** This regeneration scheme, which replaces 2 existing Council homes and delivers a net gain of 12 council rented homes, was approved for development in July 2018. A planning application was submitted in April 2019 and starts on site are provisionally forecast for Autumn 2019.
- **Tedder Way:** this scheme comprises two homes for Council rent and was originally planned for delivery by the Council's Housing Maintenance & Assets team. The target to achieve planning permission has been pushed back to June 2019 pending further feedback from the planning team. Housing Maintenance & Assets have recently advised that they will be unable to deliver this scheme and responsibility has been passed back to the Housing Development team. Resources are now being re-allocated to deliver this scheme and the Start on Site has been provisionally pushed back to early 2020.
- **Mill Road phase 2.** This scheme, approved for development in September 2018, will add at least 25 Council rented homes and a community centre to the overall Mill Road delivery programme. Following a public consultation, a planning application was submitted in February 2019. The application, alongside the S73 applications to integrate this scheme with Mill Road Phase 1, is expected to go to committee in June 2019.
- **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 committee approval.

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

- **Colville Road phase 2:** this regeneration scheme, delivering a gain of 42 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 revised planning application has been drawn up by CIP and is scheduled for submission in June 2019.

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.

- **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, there has been a subsequent meeting regarding the open space proposals. A planning application is targeted to be submitted later in the summer.

8.4 Schemes awaiting committee approval.

- **Campkin Road:** This scheme has had a detailed scheme with a request for capital budget drawn up. The report requesting this additional budget has been submitted to the Housing Scrutiny Committee alongside this report.

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.
- 9.2 The new local plan 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). We will be delivering this on all relevant new planning applications going forward.
- 9.3 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 will be met.
- 9.4 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	62	3
Campkin Road	75	3
Meadows & Buchan	106	5

10 Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 537 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 – 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.
Planning	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
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.

Decanting residents / leaseholders	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.
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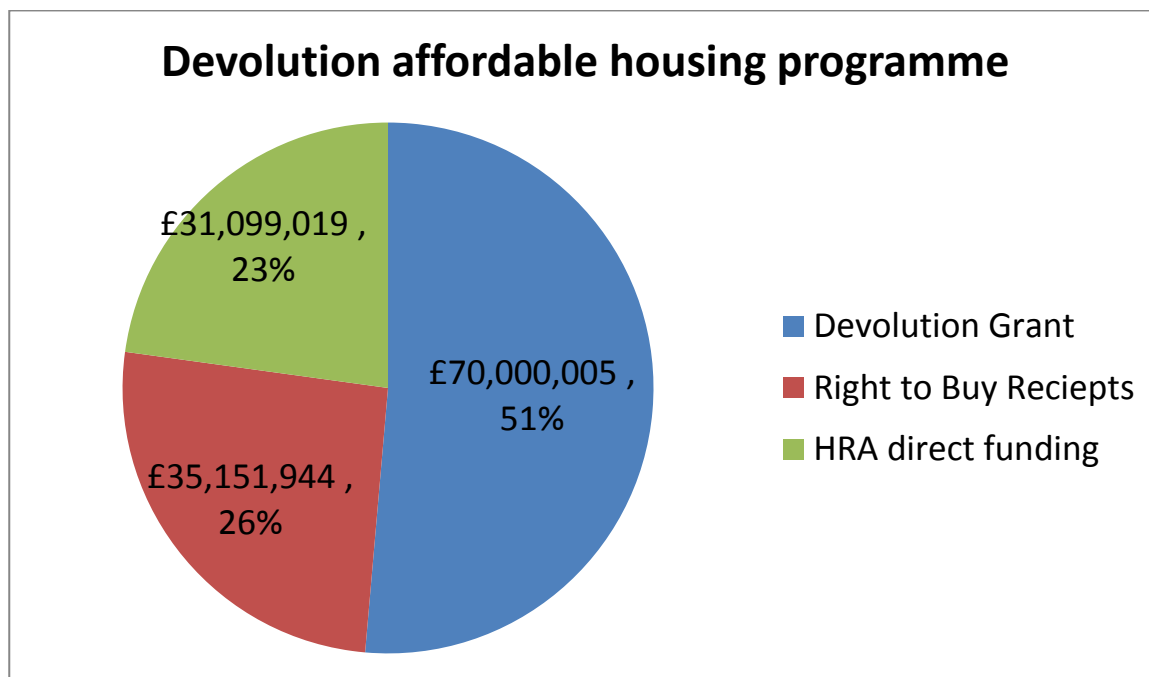
12. Implications

(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 £120,218,990. Pending approval of the Campkin Road scheme, this will rise to £136,250,968. This is broken down by:

- Funding provided by the Combined Authority grant
- 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

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

(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) 19/03/12 HSC report

14. Appendices

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance 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	30/05/2019										
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETE											
Uphall Road	Romsey	2	0	2	E & F	HSC	Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Sub total		2	0	2							
ON SITE											
Nuns Way & Wiles Close	Kings Hedges	10	0	10	Tender	HSC	Mar-15	Aug-16	Jul-17	Jan-19	Aug-19
Anstey Way	Trumpington	29	0	56	CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road	Petersfield	91	91	182	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	Jul-20
Gunhild Way	Queen Ediths	2	0	2	CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Aug-20
Ditchburn Place Community Rooms	Petersfield	2	0	2	Tender	S & R	Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
Wulfstan Way	Queen Ediths	3	0	3	CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Jul-20
Sub total		147	91	265							
PLANNING APPROVED											
Ventress Close	Queen Ediths	13	0	15	CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	Oct-20
Kendal Way	East Chesterton	2	0	2	TBC	HSC	Mar-15	Aug-16	Feb-17	Jan-20	Jan-21
Kingsway Medical Centre	Arbury	4	0	4	M & A	HSC	Sep-17	Sep-18	Apr-19	Jul-19	Apr-20
Sub total		19	0	21							
SUBMITTED FOR PLANNING											
Cromwell Road	Romsey	118	177	295	CIP	S & R	Mar-18	Mar-19	Jun-19	Jan-20	Sep-22
Akeman Street	Arbury	12	0	14	CIP	HSC	Jun-18	Apr-19	Jul-19	Sep-19	Nov-20
Mill Road Phase 2	Petersfield	25	25	50	CIP	HSC	Sep-18	Feb-19	Jun-19	Sep-19	Jun-21
Tedder Way	Arbury	2	0	2	TBC	HSC	Mar-15	Mar-17	Jun-19	Jan-20	Jan-21
Clerk Maxwell Road	Newnham	14	21	35	S106	HSC	Jan-19	Dec-18	Jul-19	Aug-19	Jan-21
Sub total		171	223	396							
COMMITTEE APPROVED											
Meadows and Buchan	Kings Hedges	106	0	106	CIP	HSC	Jan-19	Aug-19	Jan-20	Feb-20	Jul-21
Colville Phase 2	Cherry Hinton	42	0	62	CIP	HSC	Jan-19	Jun-19	Oct-19	Apr-20	Jan-22
Sub total		148	0	168							
PRE COMMITTEE APPROVAL											
Campkin Road	Kings Hedges	50	0	75	CIP	HSC	Jun-19	Dec-19	Mar-20	Aug-20	Jun-22
Sub total		50	0	75							
GRAND TOTAL		537	314	927							

Progress to 500 Starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	311	92	0	0
Cumulative total	2	134	445	537	537	537

Progress to 500 completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	91	264	168
Cumulative total	2	2	14	105	369	537



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2
10 JULY 2019	PUBLIC REPORT Appendices 2, 3 and 4 to this report are exempt from publication because 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. 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. Appendices 2, 3 and 4 to this report contain commercially sensitive information and are exempt from publication.
- 1.2. The Housing and Communities Committee receives quarterly performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme. The next will be in October 2019.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Graham Bull, Portfolio Holder Housing 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.	Voting arrangements Simple majority of all Members

(b) Note the forward pipeline of sites with affordable housing.	
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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 17 schemes with allocated funding, of which 9 are in contract.
- 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 with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). A date for the 2019 Annual Review has yet to be confirmed but is now likely to take place in September.

3.0 FINANCIAL PERFORMANCE

- 3.1. Grant investment approved for Affordable Housing schemes to date is £7.3 million, with a further £37 million approved as revolving fund, funding. A total of £44.3 million has therefore been allocated to schemes to date, most on a recycling basis. A list of the 17 schemes with CPCA Board approval is attached as Appendix 1.
- 3.2. Of this, £10.3 million has been contractually committed, comprising £3.8 million in grants and £6.5 million in loan funding. £34 million has yet to be contracted. We anticipate that a further £31.3m of that will be contracted in the next 4 to 6 weeks.
- 3.3. £2.2 million in grant and £1.3 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 4 a summary cashflow of the anticipated drawdown of the 4 schemes that have been approved by board to come from the £40m revolving fund. At present the maximum drawdown is forecast to be £30.026m in December 2019, 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 17 schemes with allocated funding, of which 9 are in contract. Three schemes have completed, with two more schemes due to complete in the next few months. 143 housing units have started on site to date and 21 homes delivered. In total 813 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 April Housing Committee;

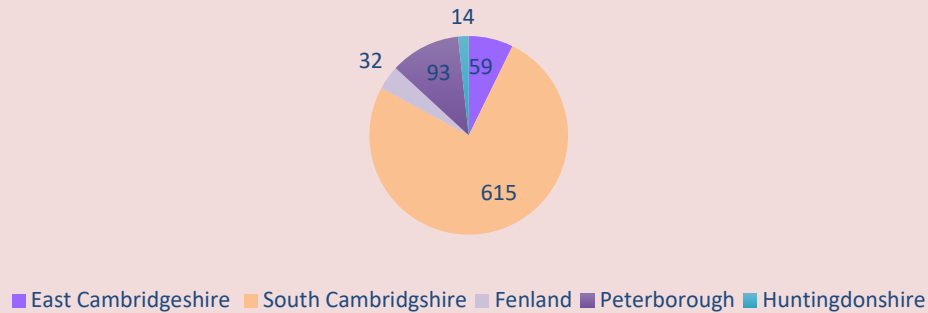
- (a) Belle Vue, Stanground, Peterborough – Medesham Homes will deliver 21 new homes for Affordable Rent as part of a 30 units scheme at former stables in Stanground. Grant from CPCA approved £735,000
- (b) Luminus HDC Sites, Huntingdonshire – Luminus (now Chorus) will deliver 14 homes for Social Rent across 7 garden and garage sites in Huntingdonshire. Grant from CPCA approved £618,800
- (c) Alexander House Ely East Cambridgeshire – Laragh House Developments Ltd will deliver 25 new homes to include 4 affordable homes as part of the conversion of a former office building in Ely. Loan from CPCA approved £4,550,000
- (d) Proposed DevCo Acquisition – acquisition and development by the Combined Authority's Development Company of a site in Peterborough capable of delivering 60 units of which up to 18 will be affordable homes. Loan from CA affordable housing programme approved for £1,557,335.

- 4.3. In total £7,461,135 was approved in May and June to deliver 57 new affordable homes, that will also enable 63 additional market homes.

- 4.4. Appendix 1 shows that 9 schemes are in contract including an infrastructure grant to Homes England for flood prevention works which were a condition of the planning for Phase 2 of Northstowe in South Cambridgeshire. The CA funding of £760,152 for works is due to start in Autumn 2019 and will enable the delivery of 3,500 homes of which 540 affordable units are contracted in the funding agreement. Eight schemes within the programme are still to contract, we expect 5 of these to be contracted in the next few weeks.

- 4.5. Figure 1) below shows the current distribution of approved units by local authority.

Figure 1) Approved units by local authority



Starts on Site

- 4.6. There have been 143 Starts on Site to date with the most recent scheme started at Belle Vue in Peterborough (at developers risk subject to CPCA contract).
- 4.7. Also subject to contract, Luminus' 7 schemes in Huntingdonshire are due to start from July 2019.
- 4.8. East Cambs Trading Company is due to begin drawing down their loan from the housing programme by end July to facilitate redevelopment of a former MOD site in Ely, so a further 15 units will be starting on site in July.
- 4.9. The majority of the schemes anticipated as coming to board between now and December 2019 should have starts on site pretty much immediately, so we anticipate an acceleration of starts on sites up to the Combined Authority March 2020 business plan target of 600 units.

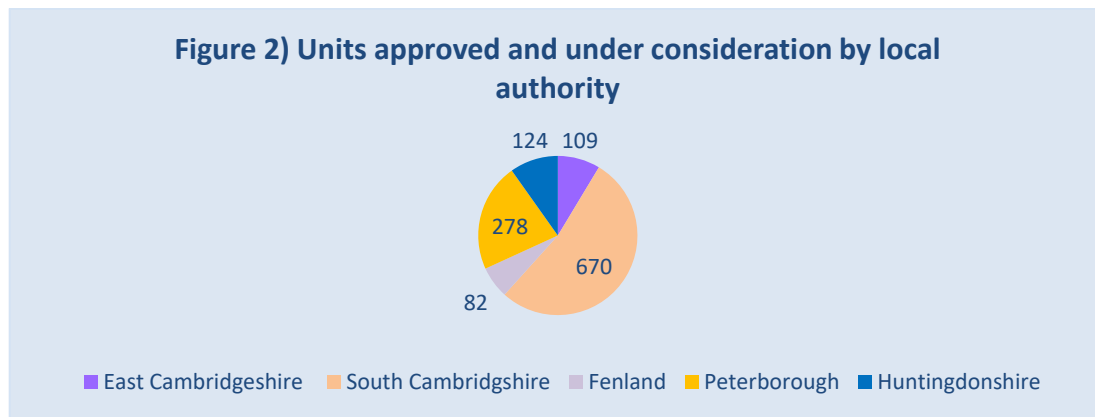
Completions

- 4.10. The programme has so far delivered 21 completed units. Most recently, 8 homes for Shared Ownership were completed for Cambridge Housing Society (CHS) at Victoria Way, Melbourn South Cambridgeshire in June 2019.
- 4.11. A further 15 homes are due to complete in Willingham, South Cambridgeshire by end July being delivered by Cross Keys Homes and 8 are programmed to complete at Burwell in East Cambridgeshire in October being delivered by Hastoe. These schemes are both providing new homes for Affordable Rent.

Forward Programme and Pipeline Development

- 4.12. Schemes totalling 486 units are currently under consideration by Combined Authority officers (where applications have been received or the Housing and Development Team is in active discussions with applicants regarding proposed schemes) and we expect to come forward for Board approvals before

December 2019. The distribution of units by local authority area for both approved schemes and units under consideration is shown in Figure 2) below.



- 4.13. There are over 4,000 affordable units in the Cambridgeshire and Peterborough pipeline which is updated monthly 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 1200 units could be delivered from this pipeline using devolution funds.
- 4.14. 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 (confidential). We are expecting an acceleration in starts on site, with a target of 600 by March 2020.
- 4.15. 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.
- 4.16. Further opportunities will be identified during 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

- 4.17. 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.

4.18. 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 and Issues

4.19. In its update to the November 2018 meeting, the Committee was advised that Registered Providers were unable to use the Combined Authority's housing grant to deliver new homes for Affordable Rent. Since October, the Mayor and CPCA Directors worked with Government ministers and officials to seek new legislation.

4.20. A Statutory Instrument went through Parliament in April 2019 and is now in force, enabling the Combined Authority to be a funder of Affordable Rent homes alongside Homes England and the Greater London Authority. In the 7 months between October 2018 and April 2019, schemes that were completing were unable to draw down allocated funding from the CA programme and so withdrew Affordable Rent units that were impacted. 77 units were affected, with just over £2 million in grant returned to the programme to be reallocated. There was also a 'hidden impact' that cannot be quantified of 'lost' new schemes that just did not come forward during this period and that will have secured funding from other sources due to the uncertainty about the legality of our ability to pay grant.

4.21. In addition to the Affordable Rent issue, the CPCA 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.

4.22. There is currently a market risk, with a slowdown in the market making registered providers more nervous about making decisions to proceed with schemes that involve shared ownership units.

4.23. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

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.
- 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 July 2019
- 7.2. Appendix 2 – exempt from publication - Programme Investment Pipeline
- 7.3. Appendix 3 – exempt from publication - Schedule of sites currently on the market
- 7.4. Appendix 4 – exempt from publication - £40m revolving fund summary cashflow forecast

<u>Source Documents</u>	<u>Location</u>
<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 http://cambridgeshirepeterborough-ca.gov.uk/

APPENDIX 1 - £100 million Affordable Housing Programme Approved Schemes
Affordable Housing Grants

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole)	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	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		Complete
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500		Complete
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		Complete - awaiting final report and certs, no monies due
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019		£ 525,000	£ 367,500		Completing July 2019 - final claim due
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	31/10/2019		£ 330,000	£ 231,000		Completing Oct 2019 - PC claim due
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/10/2019	31/01/2021		£ 1,700,000	£ 1,190,000		
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	01/03/2020	31/12/2020		£ 150,000	£ 75,000		
Papworth	Flagship	South Cambs	61	9	26/07/2017						£ 114,000	£ -		Flagship has started consented scheme, unclear whether will submit revised business case to CPCA to increase AH units
Whittlesford	Clarion	South Cambs	60	43	31/10/2018						£ 1,634,000	£ -		Subject to land purchase
Springfield Ave March	Clarion	Fenland	40	8	27/02/2019	30/06/2019			31/10/2019		£ 440,000	£ -		Planning date moved back to enable further work on environmental issues
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21		27/03/2020		£ 735,000	£ -		Moving to contracting
Luminus HDC Sites	Luminus	Huntingdonshire	14	14	26/06/2019	31/07/2019			30/11/2020		£ 618,800	£ -		Moving to contracting
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	30/11/2019		n/a	30/11/2020		£ 760,152	£ -		Contracts signed 24/05/19; SoS for infrastructure November 2019
Sub-total Housing Grants			3924	757			143			21	£ 7,357,452	£ 2,214,000		
Loan or other Toolbox Investments														
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	31/07/2019		30/06/2020	30/04/2021		£ 6,500,000	£ 1,300,000		First drawdown made 31/5/19
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	30/06/2019		30/11/2019	31/12/2020		£ 24,400,000	£ -		SoS now July 2019
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	30/09/2019		30/09/2020	31/12/2020		£ 4,550,000	£ -		Moving to contracting
Proposed Acquisition 001 (DevCo)	CPCA DevCo	Peterborough	60	18	26/06/2019						£ 1,557,335			Moving to acquisition, feasibility & technical studies
Sub-total Toolbox Investments			231	56							£ 37,007,335	£ 1,300,000		
Programme Totals			4155	813			143			21	£ 44,364,787	£ 3,514,000		

