



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Wednesday, 03 November 2021

Democratic Services

Robert Parkin Dip. LG.
Chief Legal Officer and Monitoring Officer

10:00 AM

72 Market Street
Ely
Cambridgeshire
CB7 4LS

**Multi Function Room, New Shire Hall, Alconbury Weald,
Huntingdon PE28 4YE
[Venue Address]**

AGENDA

Open to Public and Press

Part 1 - Governance Items

1.1 Apologies for Absence and Declarations of Interest

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests.

1.2 Housing and Communities Committee Minutes - 6 September 2021 5 - 14 **a**

1.2 Housing and Communities Action Log - October 2021 15 - 16 **b**

1.3 Public Questions

Arrangements for public questions can be viewed in Chapter 5,
Paragraphs 18 to 18.16 of the Constitution which can be viewed here
- [Constitution](#)

1.4 Housing and Communities Committee Agenda Plan - October 2021 17 - 18

1.5 Combined Authority Forward Plan

[Forward Plan of Key Decisions & Documents](#)

Part 2 - Programme Delivery

2.1 Connecting Cambridgeshire Strategy Review 19 - 50

2.2 Implementation Update of the revised Affordable Housing Programme 51 - 64

2.3 £100 Million Affordable Housing Programme Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough 65 - 70

3 Date of next meeting: 10 January 2022

The Housing and Communities Committee comprises the following members:

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

COVID-19

The legal provision for virtual meetings no longer exists and meetings of the Combined Authority therefore take place physically and are open to the public. Public access to meetings is managed in accordance with current COVID-19 regulations and therefore if you wish to attend a meeting of the Combined Authority, please contact the Committee Clerk who will be able to advise you further.

Councillor Lewis Herbert

Councillor Steve Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

Councillor Ryan Fuller

Councillor Denise Laws

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
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**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Housing and Communities Committee Minutes

Meeting: Monday 6 September 2021

Venue: Council Chamber, Fenland Hall

Time: 10.00am – 11.46am

Present:

Councillor Lewis Herbert – Chair and Member for Cambridge City Council
Councillor Lucy Nethsingha – Cambridgeshire County Council
Councillor Anna Bailey – East Cambridgeshire District Council
Councillor Ryan Fuller – Huntingdonshire District Council
Councillor John Howard – Peterborough City Council
Councillor John Batchelor – South Cambridgeshire District Council
Councillor Dee Laws – Fenland District Council

Apologies:

Councillor David Ambrose-Smith – East Cambridgeshire District Council
Councillor Steve Allen – Peterborough City Council
Councillor Alison Whelan – Cambridgeshire County

Part 1 - Governance Items

14. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Steve Allen, Councillor John Howard attended as substitute. Councillor Ambrose Smith, Councillor Anna Bailey attended as substitute and Councillor Alison Whelan, Councillor Lucy Nethsingha attended as substitute.

Councillor Anna Bailey declared an interest as a Trustee of the East Cambridgeshire Community Land Trust.

The Chair updated the Committee on a letter received by the Combined Authority from MP Luke Hall confirming £18.7 million out of the £45 million that had not yet been paid for the five-year Affordable Housing programme, that they had committed to. We do not know the detail behind the commitment and that officers were seeking

further clarification from MHCLG and that this would be covered further in item 3.2 on the agenda.

15. Minutes of the Housing and Communities Committee meeting on 21 June 2021 and Actions

The minutes of the meeting on 21 June 2021 were approved as an accurate record.

The action log was noted.

16. Public Questions

No public questions were received.

17. Housing and Communities Committee Agenda Plan

The Chair highlighted that the November meeting will be last chance to raise any housing projects that would be able to proceed by the March 2022 deadline.

It was resolved to note the agenda plan.

18. Combined Authority Forward Plan

It was resolved to note the Forward Plan.

Part 2 – Recommendations to the Combined Authority Board

19. £100k Homes Policy Closure

The Committee received a report that an update on the current position of £100k Homes and how the policy to encourage delivery of units was being affected by the introduction of national planning policy, specifically the First Homes Policy which had many similarities to the CPCA's £100k Homes Policy.

Introducing the report the Director of Housing and Development explained that the governments First Homes Policy was very similar in its nature to the £100k Homes Policy. He explained that the First Homes Policy had been introduced under the new National Planning Framework. He explained that Ministry for Housing Communities and Local Government (MHCLG) had stipulated that any funding received in 2021-22 by the Combined Authority was not to be used on future loans and that the money should be put into the Housing grant funding programme. He explained that therefore this left no route by which the Combined Authority could deliver the £100k Homes programme. He highlighted that there had been a significant amount of interest in the £100k Homes Scheme therefore there would

need to be a communication to these individuals about the change in emphasis that the Combined Authority was proposing.

Discussing the report:

- A Member commented that she understood why the government had not supported the £100k Homes Scheme as it has always given an enormous amount of subsidy to a small amount of people, and was relieved to see that the Combined Authority were not proceeding with the scheme.
- A Member highlighted their disappointment on the closure of the scheme. She acknowledged that the First Homes Policy included many of the principles of the £100k Homes Policy and that she was pleased the government were bringing the policy forward. She highlighted that it would take time for First Homes to come forward. She commented that there had been a misrepresentation of the £100k Homes Policy and the delivery schedule. She explained that East Cambridgeshire District Council had adopted its own Allocations Policy for £100K Homes and would continue to deliver them until the First Homes Policy was rolled out. She explained that East Cambridgeshire had the first eight £100k Home in Fordham as outlined in the report. She highlighted that in the next few weeks they would be inviting expressions of interest for Alexander House in Ely.
- A Member highlighted an error in the second part of the recommendation that which should have read £100k Homes and not First Homes.
- A Member commented that the four £100k Homes that had been developed in South Cambridgeshire had already been converted into First Homes. He commented that there was a substantial difference between the First Home and £100k Homes, in that £100k Homes was a fixed amount of money which did not work across the entire County given the differing costs of land and building.
- A Member commented that he was not disappointed with the policy going and had raised concerns about it in the past. He acknowledged that the principle of the policy was right and it was regrettable that there was nothing to replace the scheme beyond the governments First Homes Policy. He commented that the Combined Authority should be going above and beyond what the government was already doing.

In bringing the discussion to a close the Chair commented that he would not dwell on issues under the previous administration and that there needed to be a focus on the delivery of the housing that the Combined Authority had received the funding for. He asked the Director of Housing and Development to include the offer from East Cambridgeshire District Council in the communication out to individuals that had expressed an interest in £100K Homes. **ACTION**

It was resolved by majority to:

Approve and recommend the report regarding ceasing the promotion and implementing the closure of the £100k Homes policy to the CPCA Board.

Communicate with all those who have registered an interest on the £100k Homes scheme and advise of the affordable housing schemes already being supported by the CPCA with contact details.

Part 3 - Programme Delivery

20. Eight Combined Authority Affordable Housing Principles 2022 to 2025

The Committee considered a report that outlined eight principles for Affordable Housing delivery for the period 2022 to 2025, subject to Government continuing to fund the £100m Affordable Housing programme.

Introducing the report, the Chair commented that affordable housing remained a central priority for the Combined Authority and that the Combined Authority expressed an aspiration to build with MHCLG and that he hoped that the current funding allocation would not limit hopes and ambitions for future housing projects. The Chair highlighted that there were different focuses and interventions in different parts of the County. He commented that to achieve the GVA targets all types of housing was required. The Chair praised the work of the Housing team on their achievements so far but highlighted that if government limited the future funding then the Combined Authority would be limited in the projects it could take forward. He explained that he was impressed with the depth of the response to the consultation on the draft principles. He explained that the next steps would be further dialogue with MHCLG regarding further funding, and then come back with a fuller strategy for the Committees input and go out to registered providers and the voluntary sector for their inputs.

In discussing the report;

- A Member commented that from his Districts point of view there needed to be a fundamental change in how the grant funding was allocated as the £45,000 cap did not work for Greater Cambridge, Cambridge City and South Cambridgeshire and there needed to be much more flexibility. He commented that there was mention of supporting those on the lowest income which the current provision of housing did not support. He explained that he would like to see funding devolved to the District Councils.
- A Member expressed his concern that not enough of the feedback from the consultation had been included in the principles and because of this he could not support the approval of the principles as they currently stood.
- A Member explained that she welcomed the principles and was happy to take them forward as they stood but acknowledged that there was a lot more work to be done.

- A Member commented that the principles did not translate to a balanced approach across the Districts. She explained that it should be up to each District area to determine its housing provision and that the Combined Authority's role was to provide additionality. She commented that affordable rent did not suit every area and that the prevention agenda was crucial to take the pressure of homelessness. She expressed her concerns in relation to the understanding of Community Land Trusts and the importance of the trusts being community lead. She explained that East Cambridgeshire District Council had written to the Mayor about taking back resource in-house to support Community Land Trusts. She stated that she would not support the agreement of the principles as they currently stood.
- A Member expressed their view that it was up to each District to determine its housing provision and what was needed in the community. She highlighted the challenges in Fenland in relation to viability.

Bringing the debate to a close, the Chair explained that the principles were not finalised and that further input was required following discussions with MHCLG. He explained that the Combined Authority would write to MP Luke Hall with a proposition going forwards and that this would be discussed at the next Leaders Strategy meeting. He would then come back to Committee in November with an update. He highlighted the importance of working together to secure a funding base.

A member requested that the first two recommendations be voted on separately to the third recommendation, which the Chair accepted.

It was resolved unanimously to:

- endorse affordable housing (AH) delivery as a continuing priority for the Combined Authority (CA),
- recognise that further additionality on affordable housing by the CA is dependent on decisions still to be advised by MHCLG including their contributions to be confirmed to the CA successfully completing its 2017 to 2022 delivery, and their willingness to fund an ongoing delivery 2022 to 2025 affordable housing programme,

The third recommendation was rejected as follows:

- support the eight principles below, as informed and improved by constituent council input. Recognising that there will be a wider consultation with councils, affordable housing providers, and others when we achieve in principle Government support for 2022 to 2025 delivery.

21. £100m Affordable Housing Programme Update

The Committee received a report which provided an update on the Affordable Housing Programme being led by the Combined Authority.

Introducing the report the Director of Housing and Development stated that some of the report had been superseded by the letter that had been received from the Minister. He stated that the previous discussions with MHCLG had set out a number of conditions for the receipt of funding which were highlighted in 2.2 of the report. He explained that on the basis of the funding that had been proposed being approved for the top 18 schemes detailed in appendix 2 of the report and assuming that our deliver partners were able to deliver by 31 March 2022, the schemes could be delivered and that currently he was not aware whether MHCLG would provide an extension to the end date of the programme. He explained that there were some concerns with the five schemes in the further pipeline and that officers had not given up on the schemes and would be pursuing them in further discussions with MHCLG. He highlighted the reduction in the proposed grant rate on the scheme at the former East Anglia galvanizing works previously approved at Housing and Communities Committee on 9 November 2020 from the level of £3,830,725 (equating to £49,750 per unit) to £3,464,615 (equating to an average rate of £44,995 per unit). He clarified that 4 out of 5 of the loans highlighted in the financial implications of the report were going to plan and that one scheme had slipped in relation to timescales which was the Ministry of Defence site as there was a delay in the disposal of the affordable housing units which he hoped would be resolved by the November Committee. He stated that they had sought clarity from MHCLG on the ability to substitute schemes.

In discussing the report;

- A Member stated that the Combined Authority had gone well beyond its requirements in relation to affordable housing and did not agree with the argument given by MHCLG. The Director of Housing and Development stated that there was an ongoing dialogue with MHCLG and that this would be discussed further at the next Leaders Strategy meeting in terms of the direction of future discussions.
- A Member queried the process for identifying projects in particular the three projects in South Cambridgeshire. The Director of Housing and Development explained that there was consultation with the relevant District Housing teams in terms of what could be added to the pipeline and the programme. He stated that they had received one response from South Cambridgeshire on a scheme added to the programme with the further two schemes identified at a wider level from developers and contractors. He explained that the Combined Authority Housing team would welcome a more detailed dialogue with the South Cambridgeshire Housing team.

In bringing the debate to a close the Chair thanked officers for the hard work that they had put into the programme so far and stated that the Committee would be updated on any further dialogue with MHCLG in the coming weeks.

It was resolved unanimously to:

- a) Note the report.
- b) Note a reduction in the proposed grant rate on the scheme at the former East Anglia galvanizing works previously approved at Housing and Communities Committee on 9 November 2020 from the level of £3,830,725 (equating to £49,750 per unit) to £3,464,615 (equating to an average rate of £44,995 per unit).

22. £100m Affordable Housing Programme Scheme Approvals – Heylo: SN Developments & Larkfleet

The Committee considered a report which sought grant funding from the Combined Authority's Affordable Housing Programme of £1,209,000 for 27 new homes for shared ownership units in East Cambridgeshire with the SN Developments site (11 new units), and Peterborough City Council and Fenland District Council areas with the additional Larkfleet sites (16 units).

Introducing the report officers explained that any approval be subject to MHCLG's decision on current funding and would replace two possible non-performing sites at March Town Centre (Hereward Hall and Queens Street). Officers commented that this would amount to 38 units lost in total and would be replaced by Heylo SN developments and Larkfleet additional units of 27. The previous sites had a grant approval of £1,600,000 (£760,000 + £840,000), and Heylo was requesting £1,209,000 of the £1,600,000 returning to the Housing grant pot.

It was resolved unanimously to:

- a) Commit grant funding of £1,209,000 from the £100m Affordable Housing programme to enable delivery of 27 affordable homes, with shared ownership units in Harrier's Rest in Wittering, Peterborough, Haddenham, in East Cambridgeshire and at Whittlesey Green, Whittlesey in Fenland. This will replace the two sites from our March Town Centre sites which, if possible, will be substituted. Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG and MHCLG confirming that CPCA having the ability to substitute non-progressing sites from the original 2021/22 programme.

23. £100m Affordable Housing Programme Scheme Approvals - Bayard Plaza

The Committee considered a report which sought grant from funding from the Combined Authority's Affordable Housing Programme of £1,800,000 for approximately 40 new flats in the Peterborough region.

Introducing the report officers explained that the site was being delivered by the Brightfield Group, who had converted an old office to residential units. Officers clarified that 40 market units would be converted to affordable rental to buy and therefore available at an affordable rent for up to 20 years. Officers explained that the units would be delivered to a high specification, with open plan living arrangements which helped with heating and energy efficiencies.

In discussing the report:

- A Member highlighted that the government had not been keen in the past on the Rent Plus Model and questioned whether it should be put forward. The Director of Housing and Development explained that this had been the case but that there had received significant amounts of information that there had been support for the model in the past by Ministers and that they would be discussing the proposals with MHCLG as an option to see if it could be supported going forwards. The Chair stated that rent plus gave individuals flexibility which made a good option.
- A Member stated that they agreed that the Rentplus option should be explored and that it was a generally secure way of providing affordable housing.

It was resolved by majority to:

- a) Committing grant funding of £1,800,000 from the £100m Affordable Housing programme to enable delivery of 40 new affordable flats of the rent to buy product at Bayard Plaza, Peterborough, with Rentplus. Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG and MHCLG approving the Rentplus delivery model. Rentplus will be required to offer these properties through the Council's Choice Based Lettings scheme.

24. £100m Affordable Housing Programme Scheme Approvals - YBS with Rentplus

The Committee considered a report which sought grant from funding from the Combined Authority's Affordable Housing Programme of £4,320,000 for 96 flats, from the former office building the Yorkshire Building Society, Lynch Wood, Peterborough.

Introducing the report officers explained that this would be an office to residential conversion permitted development, which would be acquired by Rentplus.

It was resolved by majority to:

- a) Committing grant funding of £4,320,000 from the £100m Affordable Housing programme to enable delivery of 96 affordable new homes, with Rentplus, in Peterborough. Subject to confirmation of the release of

balancing monies for the £100m programme from BEIS & MHCLG and MHCLG approving the Rentplus delivery model. Rentplus will be required to offer these properties through the Council's Choice Based Lettings scheme.

Part 3 – Date of the next meeting

25. It was resolved to:

Note the date of the next meeting as Wednesday 3 November 2021.



**CAMBRIDGESHIRE
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Agenda Item: 1.2


Housing and Communities Committee Action Log

Purpose:

The action log records actions recorded in the minutes of the Housing and Communities Committee meetings and provides an update on officer responses.

Minutes of the meeting on 6 September 2021

Minute	Report title	Lead officer	Action	Response	Status
19.	£100k Homes Policy Closure	Roger Thompson	In bringing the discussion to a close the Chair commented that he would not dwell on issues under the previous administration and that there needed to be a focus on the delivery of the housing that the Combined Authority had received the funding for. He asked the Director of Housing and Development to include the offer from East Cambridgeshire District Council in the communication out to individuals that had expressed an interest in £100K Homes.	Actioned	completed

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN	Updated on 21 October 2021		 CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
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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 Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

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

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

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

- Minutes of previous meeting and Action Log
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
03.11.21	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	22.10.21	26.10.21
	£100M Affordable Housing Programme Scheme Approvals – November 2021	Azma Ahmad - Pearce	Yes	2021/013		
	Connecting Cambridgeshire Strategy Review	Noelle Godfrey	No	N/A		
10.01.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	17.12.21	21.12.21
	£100M Affordable Housing Programme Scheme Approvals – January 2022	Azma Ahmad - Pearce	Yes	2021/038		
09.03.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	25.02.22	01.03.22
	Northern Fringe Progress Report	Fiona Bryant	No	N/A		
20.04.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	08.04.22	12.04.22



**CAMBRIDGESHIRE
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COMBINED AUTHORITY

Agenda Item No: 2.1

Connecting Cambridgeshire Strategy Review

To:	Housing and Communities Committee
Meeting Date:	3 November 2021
Public report:	Yes
Lead Member:	Councillor Lewis Herbert
From:	Noelle Godfrey, Connecting Cambridgeshire Programme Director
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none">a) Approve the refreshed Digital Connectivity Strategy for Cambridgeshire and Peterborough 2021-2025.b) Note and endorse the proposal to submit a business plan with delivery milestones for approval to the Committee in January 2022.
Voting arrangements:	A simple majority of all Members present and voting.

1. Purpose

- 1.1 The purpose of this report is to present the proposed Digital Connectivity Strategy for Cambridgeshire and Peterborough for 2021-2025.

2. Background

- 2.1 Digital connectivity is hugely important for meeting some of the key challenges of our age, from sustainable growth to climate change mitigation to the management of scarce resources including water and energy.
- 2.2 Reliance on connectivity accelerated in an unprecedented manner during the Covid pandemic is still incredibly important as we move towards recovery, however at a time when access to healthcare, education and jobs has become increasingly reliant on digital connectivity it has also highlighted and exposed inequality of access.
- 2.3 Cambridgeshire and Peterborough is a hugely diverse area with a rich mix of cities, market towns and rural areas which presents both challenges and opportunities in achieving the leading-edge digital infrastructure needed for businesses and communities to thrive.
- 2.4 In January the Cambridgeshire and Peterborough Combined Authority Board earmarked funding of £6.3m as part of the Medium-Term Financial Plan to 2025 to support the next stages of the digital connectivity programme
- 2.5 The Housing and Communities Committee reviewed the progress of the Digital Connectivity Programme in June this year and agreed a proposal to develop a refreshed strategy for the next four years for approval at the November Committee meeting.
- 2.6 The strategy sets out the high-level direction, targets and key workstreams for the programme, this will be followed with a detailed business and delivery plan to be presented to the Housing and Communities Committee in January 2022. The full strategy is included at Appendix A of this report.
- 2.7 The strategy includes a set of challenging targets that reflect the ambitions and aspirations of the Cambridgeshire and Peterborough Combined Authority area alongside a multi-layered approach that is tailored to needs and priorities at a local level. Each area is unique with its own challenges and priorities, requiring a local approach to digital infrastructure planning.
- 2.8 Collaborative work with several of the Combined Authority's constituent Local Authorities is already underway to create local digital infrastructure plans, taking into account the geography, opportunities and needs in each locale. The 2021-2025 strategy will further develop this local approach, working with the each of the Combined Authority Councils to co-create a dashboard and digital infrastructure plan.
- 2.9 The strategy for the period 2021-2025 builds on the foundations of the multi-agency Connecting Cambridgeshire Programme which is hosted by Cambridgeshire County Council and which has been primarily led by the Cambridgeshire & Peterborough Combined Authority since 2017. It incorporates multiple workstreams, targeting the different aspects of digital connectivity from broadband, mobile, 'Smart' technology and

public access Wi-Fi to ensure that the Cambridgeshire & Peterborough Combined Authority area has the leading digital connectivity infrastructure required so that:

- i. All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.
- ii. Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services.
- iii. Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities.
- iv. 'Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.
- v. As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind.

Significant Implications

3. Financial Implications

- 3.1 As outlined in Section 2.4 above the current Combined Authority Medium Term Financial Plan includes provision of £6.3m for the years 2021-2025 (subject to approval). The MTFP for the years after 2022-23 will be refreshed and presented to the Board in January and the Digital Infrastructure business plan will align with that.

4. Legal Implications

- 4.1 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and with the Committee's Terms of Reference as set out in CPCA's Constitution Chapter 10 para.3.2.9(b).

5. Other Significant Implications

- 5.1 N/A

6. Appendices

- 6.1 Appendix 1 – Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-25

7. Background Papers

7.1 None.

Cambridgeshire and Peterborough

Digital Connectivity Strategy

2021-2025

In collaboration with:



Foreword



Dr Nik Johnson, Mayor of Cambridgeshire & Peterborough

Digital connectivity is hugely important for meeting some of the key challenges of our age -from sustainable growth to climate change mitigation and the management of scarce resources including water and energy.

I want Cambridgeshire and Peterborough to have a future-facing digital connectivity infrastructure that reflects the ambitions and aspirations of our area, shaped by our core values of compassion, co-operation, community, and tackling climate change.

Reliance on connectivity accelerated in an unprecedented manner during the Covid pandemic and is still incredibly important as we move towards recovery. However, at a time when access to healthcare, education and jobs has become increasingly dependent on digital connectivity it has also highlighted inequality of access and the need for us to show compassion by supporting digital inclusion.

Cambridgeshire and Peterborough is a hugely diverse area with a rich mix of cities, market towns and rural areas, which presents both challenges and opportunities in achieving the leading edge digital infrastructure needed for businesses and communities to thrive. Therefore, it is right that we have a unified digital infrastructure strategy that takes a multi-layered, co-operative approach that is tailored to needs and priorities at a local level.

This updated digital infrastructure strategy builds on the past success of our collaborative work with local councils, government and commercial providers, and sets new challenging targets to help ensure that we remain at the leading edge and well positioned to take full advantage of current and emerging technology advances.

Whilst the delivery of digital connectivity infrastructure involves a complex combination of technology, civil engineering and investment, the overarching objectives of this strategy are about community; connecting people and places and supporting businesses to meet their full potential.

A handwritten signature in black ink, which appears to read 'Dr Nik Johnson'.

Contents

Foreword

Introduction - pages 3-10

- Building on success
- Strategic priorities
- Local approach

Broadband - pages 11-13

Mobile 4G & 5G - pages 14-18

Smart - pages 19-22

Access and Inclusion - pages 23-25

Glossary and Useful Links - page 26

Introduction

The Cambridgeshire and Peterborough area has long had a reputation for the advanced use of technology but has not always had a digital connectivity infrastructure to match. In 2011 when 'Superfast Broadband' (24+mbps) coverage issues reached national prominence and became a pressing local concern the area lagged behind the national average with less than 60% coverage.

Over the last decade this deficit has been addressed with an ambitious strategy that has focused not only on broadband connectivity but on mobile coverage, 'Smart' technologies and the provision of public access Wifi.

This strategy for the period 2021-2025 builds on the foundations of the multi-agency Connecting Cambridgeshire Programme which is hosted by Cambridgeshire County Council and has been primarily led by the Cambridgeshire & Peterborough Combined Authority since 2017.

It incorporates multiple workstreams, targeting the different aspects of digital connectivity from broadband, mobile, 'Smart' technology and public access Wifi to ensure that the Cambridgeshire & Peterborough Combined Authority area has the leading digital connectivity infrastructure required to ensure that:

- All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.
- Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services.
- Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities.
- 'Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.
- As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind.

Building on success

This strategy builds on Connecting Cambridgeshire's strength in delivering leading-edge digital connectivity, particularly the successful rollout of broadband and public access Wifi. The programme has established a national reputation for collaborative working at the forefront of innovation, which has attracted significant public and private sector funding to invest in future facing digital infrastructure.

Highlights include:

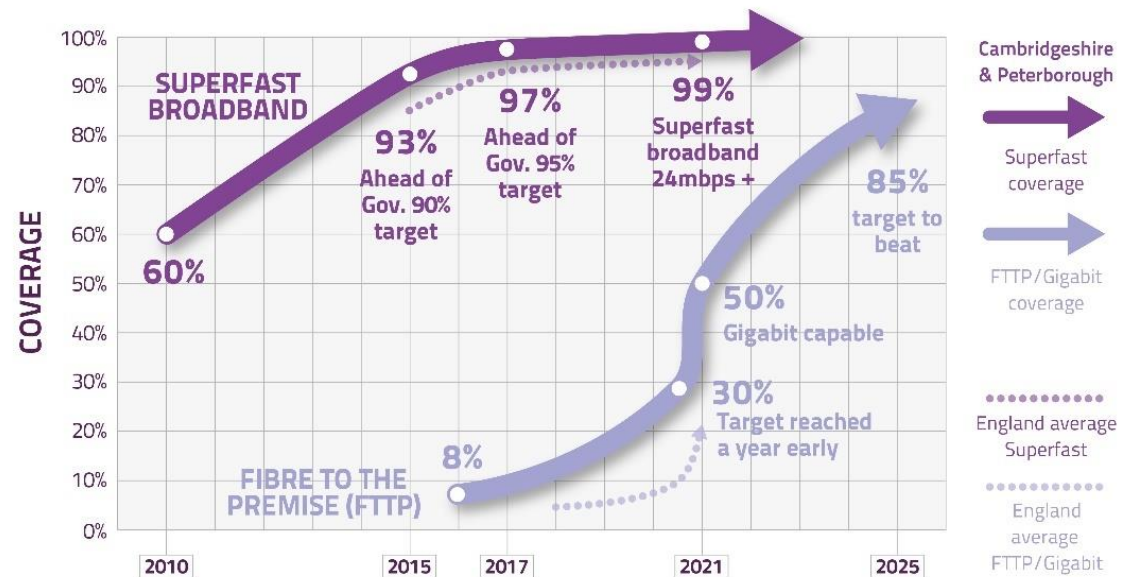
Broadband Rollout

Connecting Cambridgeshire's ambition to improve broadband connectivity for all has meant setting stretch targets to ensure that the programme not only delivers the infrastructure needed, but also keeps pace with evolving technology.

When the Superfast Broadband Programme was first launched in 2012, fewer than 60% of homes and businesses could access superfast broadband. The majority of premises can now upgrade to superfast broadband speeds of at least 24mbps and less than 1% of premises that are harder to reach get below 10mbps.

Both the superfast and the full fibre broadband coverage figures are above the national average and ahead of Government targets.

Full fibre coverage is increasing at pace through a mix of direct intervention and stimulating the market to provide commercial coverage. The full fibre target of 30% by 2022 was reached more than a year early and gigabit capable coverage has climbed rapidly to 50% in 2021.



Broadband champions

Convening a network of 150 broadband champions to work with local communities and business groups to explain and promote the benefits of superfast broadband helped boost take-up of the gap-funded superfast broadband infrastructure to record levels of over 70%.

Community benefit

Residents and businesses in the rural Huntingdonshire village of Spaldwick have experienced the benefits of upgrading from superfast to gigabit broadband speeds since July 2021, following a successful Community Fibre Partnership with Openreach using the Government's Gigabit Broadband Voucher scheme to fund the installation of Fibre to the Premises (FTTP) to the majority of premises.

Broadband Champion Mark Heath said: *"While Fibre-to-the-Cabinet (FTTC) improved speeds over basic broadband, some businesses and families in the village still needed greater speeds and reliability. Fibre-to-the-Premises (FTTP) has transformed the village by giving every single building the opportunity to reliably access ultrafast speeds up to 900 Mbps. Those who have already taken up FTTP are reporting improved reliability and much faster speeds at affordable prices. For example, my next door neighbour is delighted that he has doubled his speeds while saving £3 per month."*

Significant investment

The programme has been successful in attracting several competitive funding streams to improve the digital infrastructure for businesses, communities and public services including over £8m from Government's Rural Development for England (RDPE) and Local Full Fibre Networks (LFFN) programmes to supplement CPCA funding.

As well as supporting the full fibre rollout, this funding has enabled: 117 public sites including council buildings, schools and libraries to be upgraded with full fibre to support gigabit-capable services; the inclusion of fibre ducting in several Cambridgeshire transport infrastructure schemes to avoid costly retrospective installation; and the delivery of public access Wifi across Cambridgeshire market towns at affordable cost by leveraging existing infrastructure.

Free CambWifi

Public access Wifi, is available at over 200 public buildings, village halls and community sites across Cambridgeshire and Peterborough. The secure CambWifi network has recently been expanded to market town and city centres, working in partnership with District and City Councils, to support digital inclusion and Covid recovery initiatives.

Following the rollout of CambWifi across Huntingdonshire market towns, Councillor Ryan Fuller, Executive Leader of Huntingdonshire District Council said: *“Free wifi on our high streets offers opportunities for businesses, previously unable to operate digitally, to diversify their offering. Residents and visitors can now be seamlessly connected online from town to town, just one of the steps we are taking to promote the market town experience.”*

Business impact

Digital connectivity has proved vital for business survival and recovery throughout the Covid pandemic. The programme has supported businesses through grant schemes, information and advice enabling SMEs to make the most of digital technology to grow and compete in a rapidly changing market.

Digital Technology Grants

Over 156 SMEs across Cambridgeshire and Peterborough have benefitted from the allocation of more than £1m of Digital Technology Grants funded by the Cambridgeshire & Peterborough Combined Authority leveraging EU money to boost growth and recovery.

Butlers Auto Electrical Ltd used a digital technology grant to buy the latest diagnostic equipment for hybrid and electric vehicles together with a laptop to develop the business’s online presence.

David Butler, Director, said: *“We have been able to future proof the business... which is getting noticed for being able to deliver faster, more accurate results than most garage workshop diagnostic equipment.”*

Agile working and virtual training

World leading engineering group Marshalls of Cambridge is a traditional engineering company with a large, skilled workforce of over 1,600 people based in Cambridge. The experience of remote working using digital connectivity during the Covid pandemic has helped to develop their future business plans for agile working to support employees, from apprentices to skilled technicians and engineers.

Patrick Wood, Chief Technology Officer, said: *“Before the pandemic we had technicians and fitters working in hangars and design engineers using workstations with powerful computer-aided design on-site. Covid 19 has meant we’ve had to adapt to remote working for over half of our employees, invest in our digital capacity and resilience, and modify our office environment to support ‘smart’ working. We’ve also had to be flexible for those who have to be on-site. Feedback has been very positive and it has improved the work/life balance for many of our employees.”*

Enabling Digital Delivery

Connecting Cambridgeshire’s proactive approach to ‘barrier busting’ has been instrumental in speeding up digital delivery for fixed and mobile infrastructure. This has been achieved by working closely with Government’s Barrier Busting Taskforce, telecoms providers, Street Works permitting teams, local authority planners and landowners to identify and resolve challenges ranging from complex wayleaves to planning applications for new mobile masts.

Since 2019, public sector organisations in Cambridgeshire and Peterborough have adopted new policies for the delivery of fibre trunking in all transport infrastructure schemes, which both minimises delivery costs and the disruption of retrofitting fibre infrastructure. As part of this initiative a joint venture, Light Blue Fibre, was set up between the University of Cambridge and Cambridgeshire County Council to develop and make both organisations’ existing extensive duct and fibre networks available on a commercial wholesale basis.

Dig once policy

As part of the 'dig once' policy, fibre ducting has been successfully installed during extensive re-working of a major road junction in Cambridge and will form part of the extensive Kings Dyke road scheme at Whittlesey providing a springboard for the development of fibre infrastructure.

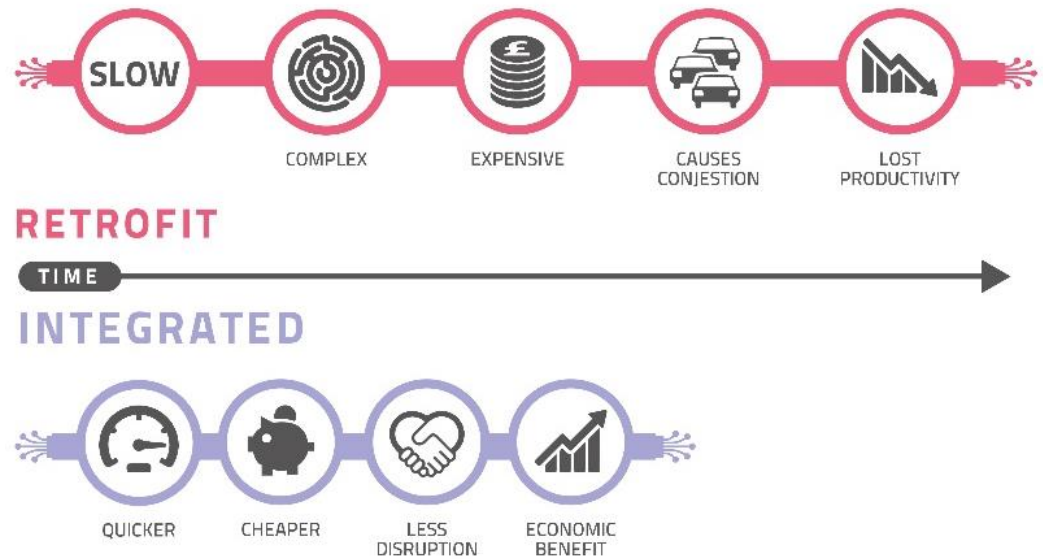


Image: Fibre ducting in transport infrastructure schemes

Mobile

Local surveys mapping mobile coverage have provided more accurate data which has been shared with mobile operators and Ofcom. This has made a significant contribution to understanding of the issues and has resulted in a number of solutions being found to improve coverage, particularly at key train stations, business parks and research campuses.

Smart Innovation

Improving mobile coverage

Following liaison with mobile operators, coverage has improved at Cambridge Station and work is underway to highlight gaps in coverage on main train lines because of the impact for the economy.

Optimising the range and capacity of mobile coverage at the Wellcome Genome Campus has supported staff and students undertaking internationally significant scientific research.

The Connecting Cambridgeshire Programme has developed and delivered the 'Smart Cambridge' programme in partnership with the University of Cambridge for the Greater Cambridge area as part of the Greater Cambridge Partnership Programme over the last five years. A new workstream, sponsored by the Combined Authority was established in 2020/21 to extend elements of the Smart programme to Cambridgeshire market towns.

New technologies are now supporting market towns in their post-Covid recovery plans. Digital totems, and smart panels are being installed to provide useful visitor and journey planning information. Sensor networks are being deployed to collate data on air quality, traffic movements and flooding.

Smart market towns

Digital totems are being installed in Huntingdon town centre to display useful information for residents and visitors about what's on, shopping, and travel options, which will also be accessible via mobile phones.

Pocket SmartPanels have been launched in 11 market towns - providing real time bus and train information via smartphones.

SmartPanels displaying location-specific travel information on large screens are also being deployed in a range of buildings to help people make sustainable transport choices.

Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025

Digital connectivity has never been more important for businesses, communities and public services and the key objectives for the future strategy, which builds on the current programme, are set out below. However, each area within the Cambridgeshire & Peterborough Combined Authority is unique with its own challenges and priorities, requiring a local approach to digital infrastructure planning.

Collaborative work with several of the Combined Authority's constituent Local Authorities is already underway to create local digital infrastructure plans, taking into account the geography, opportunities and needs in each locale. The 2021-2025 strategy will further develop this local approach, working with each of the Combined Authority Councils to co-create a dashboard and digital infrastructure plan.



Broadband

Introduction

Although reliance on mobile data continues to increase at a rapid pace, this does not change the need for broadband (or ‘fixed’ connectivity), which provides connectivity directly as well as underpinning mobile and Wifi solutions. In fact, faster and higher capacity mobile connections have an even greater reliance on fibre connectivity to provide the ‘backhaul’ between mobile towers and other wireless infrastructure.

Increased home and remote working during the pandemic has significantly impacted the bandwidth requirements for domestic users and key providers saw an immediate 30% increase in data usage by their subscribers in March 2020. However this trend was clear even before the Covid-19 pandemic, as this graph shows.

Broadband Infrastructure

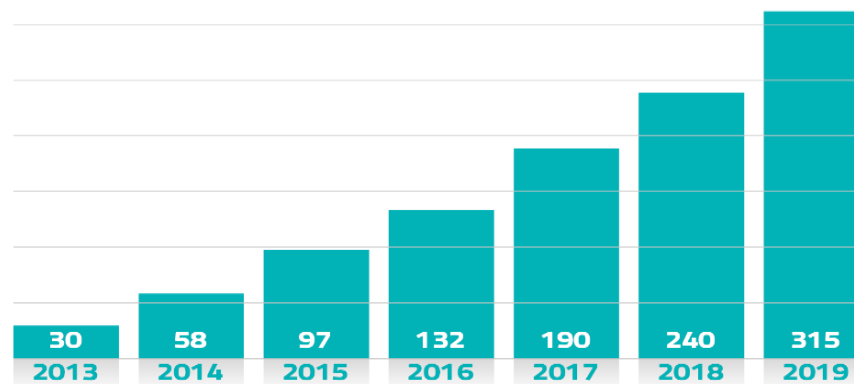
Target

Government has a target of 85% gigabit-capable coverage for the UK by 2025, however this is an average for the country and there is a danger that without a specific focus, as a predominantly rural area, we will no longer be at the leading edge and will not have the ubiquitous forward facing infrastructure we need for our area to prosper. Therefore it is important to set a target to meet 85% coverage by 2025 and we will be aiming to exceed this if possible.

This coverage target will be met by a combination of coverage provided by commercial operators, investing their own funds to rollout infrastructure in our area, and by coverage provided on a ‘gap funded’ basis, which uses public funding to supplement market investment for those areas which would otherwise not be commercially viable.

MONTHLY BROADBAND DATA USE IS INCREASING EVERY YEAR

Average fixed broadband use per month, gigabytes (GB)



Source: House of Commons Briefing Paper (April 2021): Gigabit-broadband in the UK: Government targets and policy.

Our area now has a very dynamic commercial environment with a number of active suppliers planning significant investments in gigabit-capable infrastructure, however the challenges involved in rolling out broadband infrastructure means that the operators need a supportive local environment in order to deliver successfully.

Challenges

The rollout of broadband infrastructure is increasingly complex and there are a number of factors which can make the process time consuming and expensive, increasing the potential for market failure.

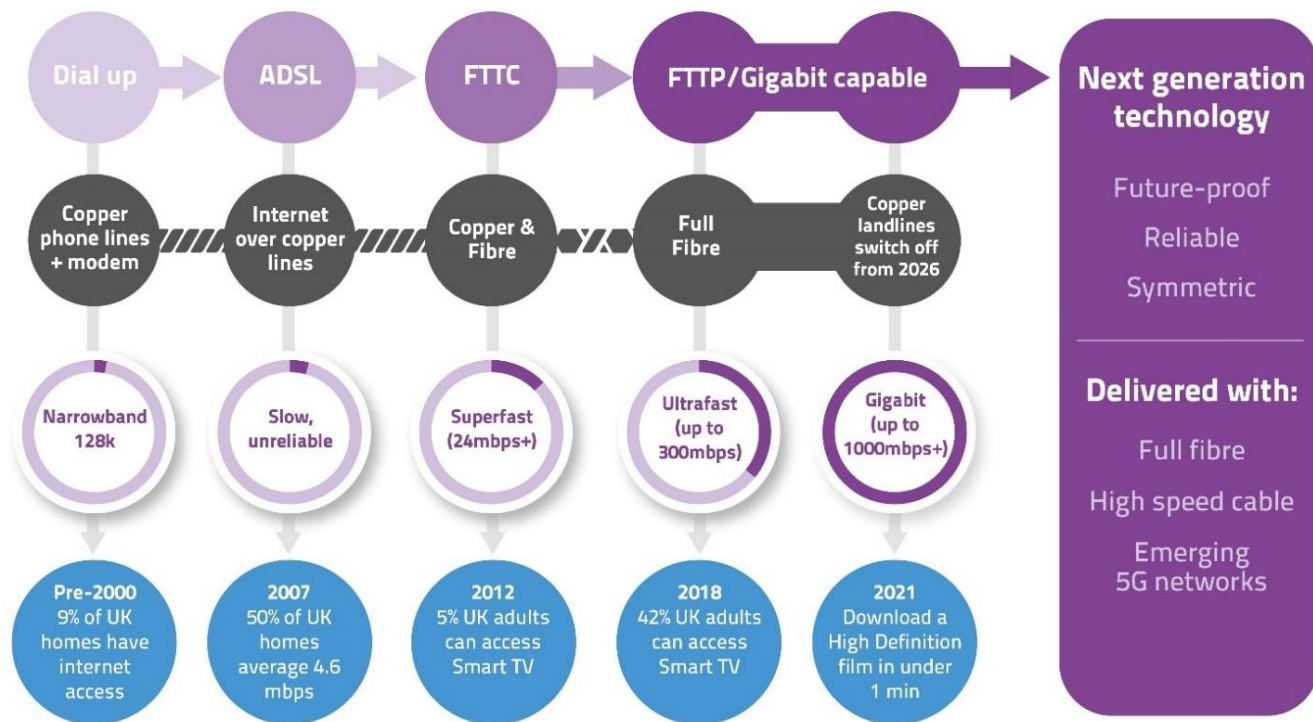
- The wide range of challenges includes: obtaining wayleaves and planning permissions from unresponsive landowners; securing Streetworks permits, including road closures; lack of accurate data in relation to the location and condition of some existing infrastructure; and high cost civils causing unpopular disruption to streets and pavements.

Solutions

Building on existing work, over the next four years we will target exceeding 85% gigabit-capable coverage by:

- Working with commercial providers and continuing to facilitate industry investment. The target to reach over 30% full fibre by 2022 has been met early and gigabit-capable coverage is currently just under 50%. Work with operators to support investment, remove barriers and facilitate coverage will help to ensure planned commercial investment is delivered.
- Working with government to deliver public funded solutions where commercial coverage is not viable – this includes being in the vanguard of the government's new 'Project Gigabit' programme which will attract ~£40m central government investment to the area. This also includes supporting/extending the national Gigabit Broadband Voucher scheme, which provides government funded vouchers, with a local top-up where needed, for homes and businesses that will not be covered by commercial or gap funded schemes.
- Integrating fibre ducting in transport and other infrastructure schemes where it is feasible to do so, including exploring innovative new solutions such as fibre in water infrastructure and making public sector ducting available to operators on a wholesale basis, via the Light Blue Fibre joint-venture with the County Council and the University of Cambridge.

The Evolution of Broadband



Copper switch off

The Public Switched Telephone Network (PSTN) will start to be phased out from 2026 and replaced with digital systems delivered over broadband connections. This will affect all public services, businesses and domestic premises, making people even more reliant on digital connectivity and will require signposting and awareness raising, particularly among those who do not use mobile phones, or cannot access the internet.

Digital Infrastructure resilience and risk

With increased reliance on digital technology comes greater risk of the impacts of system failures, cybersecurity risks and cascade failures in relation to extreme climate events. Telecommunications is one of 13 sectors overseen by Government as part of the Critical National Infrastructure (<https://www.ncsc.gov.uk/section/private-sector-cni/cni>). The Programme team will work with local and national stakeholders and suppliers to mitigate and protect against systems failures which might impact on the availability of telecommunications services.

Mobile – 4G and 5G

Introduction

Mobile services are now at the heart of how most people stay in touch and go online. 95% of adults have access to a mobile phone while Ofcom reported that in 2020, the vast majority (85%) of all adults used a smartphone to go online for a wide range of activities, particularly when face-to-face interactions were restricted due to the Covid pandemic.

People of all ages increasingly rely on mobile internet access for socialising, shopping, home working, banking, public service information, news, and entertainment. Mobile internet has also supported a move to digital payments, particularly where businesses are unable to access fixed-line broadband. Mobile connectivity is also an important underpinning technology to the Cambridgeshire & Peterborough Combined Authority's work to improve bus services. To be successful, Demand Responsive Transport and new travel hubs will need travellers to be able to book, track services and understand disruptions to give the best possible customer experience.

5G is the next generation of mobile communications and is required to underpin future connectivity including 'Internet of Things' (IoT) technology.

Challenges

There are several key challenges that are slowing the delivery of mobile infrastructure:

- **Planning** – Planning authorities have seen a marked increase in planning applications to upgrade masts for 4G and 5G from mobile operators and new legislation has revised guidance on permitted infrastructure. The provision of mobile masts continues to divide public opinion and mast upgrade planning submissions are problematic for both planning teams and the infrastructure providers supporting mobile operators. 65% of the 44 planning applications for new mobile phone masts across Cambridgeshire and Peterborough decided between April 2019 and August 2021 were refused - particularly taller structures of 18-20m required to upgrade 4G and deliver 5G coverage.
- **Access to Infrastructure** – street lighting columns are key structures for 'small cell' based deployment of mobile services. As in many other areas of the UK, streetlights in Cambridgeshire are managed under a Private Finance Initiative (PFI) contract with terms which do not allow for the deployment of telecoms equipment and limit opportunities for other uses. Working with the Government's newly established

Digital Connectivity Infrastructure Accelerator (DCIA), offers an opportunity to model a new approach, which includes trialling multi-use utility poles called 'Smart Poles' hosting a range of functions including electric vehicle charging, environmental sensors, small cells and Wifi as well as micro energy generation systems.

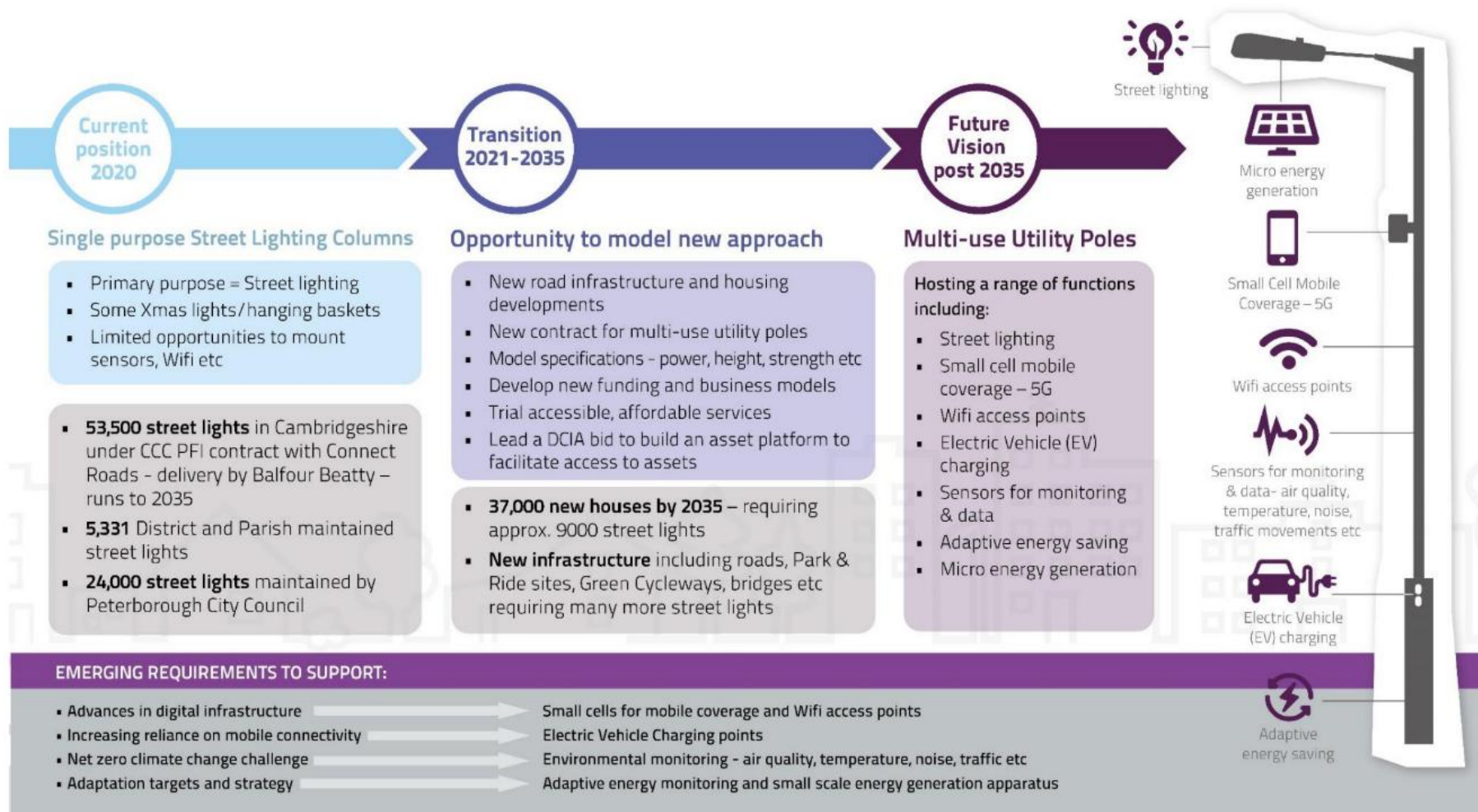


Image: Future Smart Streets

Solutions

The Connecting Cambridgeshire programme is working with planning authorities, mobile operators, leading businesses, and government to improve mobile coverage and capacity to:

- Continue to identify areas of poor mobile coverage affecting businesses and communities and work with stakeholders and operators to find solutions.
- Continue to facilitate mobile infrastructure delivery, supporting operators in deploying masts and equipment to improve connectivity by liaising with key stakeholders.
- Put in place specialist telecommunications planning resource to support operators deploying both 4G and 5G and target increasing successful applications related to new phone masts by 100% over the next two years. The planning resource will ensure that all mobile applications are determined within the statutory limit of 56 days.
- Be at the forefront of innovative use of local authority assets to support the rollout of mobile connectivity by submitting a bid to the Governments Digital Connectivity Accelerator Programme, which is developing online tools to digitalise and, where possible, automate the process of finding and securing rights-of-use of suitable locations.
- Explore opportunities for initial trial deployments of small cells and a longer-term strategy to support access to street furniture.
- Work with Government to develop standards for Smart Poles that will accelerate their development and deployment.
- Collaborate and learn from other leading areas, such as the West Midlands Combined Authority's WM5G unit, to explore barriers to mobile connectivity in greater depth and to trial and test solutions.

5G

Introduction

The Future Communications Challenge Group estimates that if the UK takes full advantage of the opportunities offered by 5G - the next generation of mobile services - the economic impact could be around £164bn (or £2,500 by head of population) by 2030. With a local economy well-placed to take advantage of technology advances, it is imperative that mobile operators are able to deploy 5G in Cambridgeshire and Peterborough as early as possible. However, given the high costs of deployment and the relatively low population density, this area would not naturally achieve ubiquitous coverage very soon. Reducing the barriers to deployment and encouraging rapid 5G infrastructure deployment is therefore extremely important to ensure that this area maintains its leading edge.

Mobile operators are at the beginning of the rollout of 5G, which is more than just faster mobile Internet. 5G will become a vital building block of the wider digital transformation that is taking place throughout society. With 5G peak speeds will reach and exceed 1Gbps with the ability to manage traffic more efficiently than with 4G and network capacity will increase. New techniques including 'network slicing', 'software defined networks' (SDN) and 'virtualisation' will mean that a single network can be 'sliced' into multiple virtual networks that can support different radio access. For example, a network may be partitioned to allow consumer access, secure access to emergency services and to allow Internet of Things (IoT) devices to connect, which can then be controlled via software, allowing the spectrum of radio frequencies to be used differently.

These advances mean that users will be able to enjoy higher and more consistent average speeds. Even in crowded scenarios or in areas with less-than-ideal coverage, 'real-time' applications will become possible and more devices will be able to connect to a 5G cell site - supporting the expected explosion in the number of devices as part of the IoT.

Consequently, 5G will unlock a number of technology developments including: the provision of high-speed broadband to properties using mobile networks particularly in areas where it is hard to deploy fibre; delivering telehealth care into people's homes using high definition video and Artificial Intelligence (AI); and Agritech technologies and mass-sensing of infrastructure, for improved industrial processes.

Agritech

Agricultural IoT devices will allow farmers to better measure crop health: using sensors to monitor moisture, fertilization and nutrition levels and report on current/predicted weather patterns to allow for improved crop management. This will mean agriculture can become more productive and more sustainable, with benefits such as a reduction in the amount of water needed to grow crops.

Challenges

To deliver increased speeds and capacity, mobile operators will need to deploy a network of small cells which will be located on-street. Issues include:

- Access to infrastructure to deploy small cells, lighting columns are the ideal location to deploy small cells and issues with the PFI contractual arrangements will slow the deployment of 5G.
- Additional 'street clutter' and capacity on street lighting columns could be a problem if all four main mobile network operators attempt to deploy small cells in similar locations. Potential solutions include greater infrastructure sharing and the deployment of a 'neutral host model'.
- Roll out of 5G into areas such as market towns, villages and rural areas is not currently a priority for mobile operators. A study has been recently commissioned to understand more about the challenges and opportunities to accelerate 5G deployment in market towns and rural areas, and the analysis will be used to inform future planning.

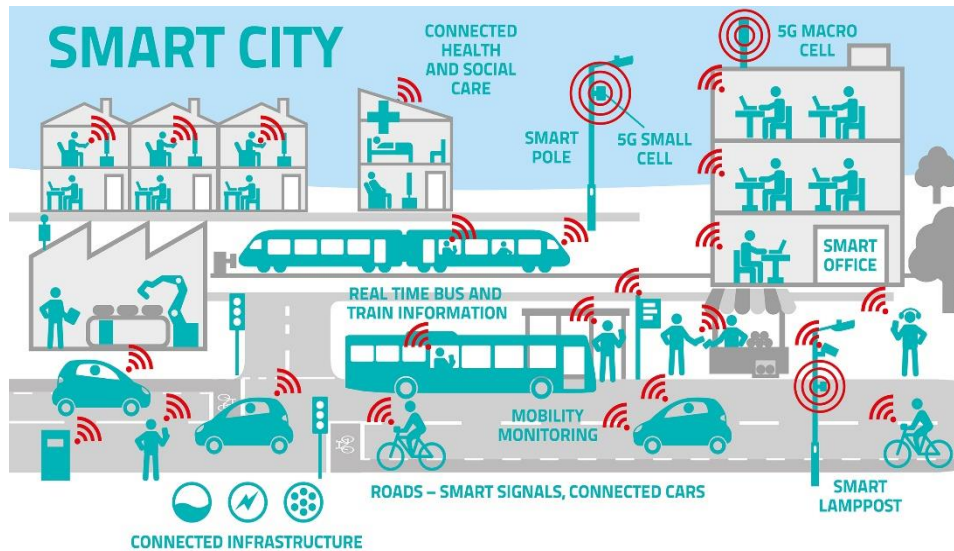
Solutions

- Work with operators to support the initial deployments of 5G ready infrastructure including small cells, which will result in the first 5G deployments in Cambridge and Peterborough.
- Work with business and campuses to support the deployment of private 5G networks (deployed for the use of private companies or developments) and identify opportunities for private networks to support public connectivity through network slicing.
- Develop an approach to support a passive neutral host model while working with operators to understand how an active neutral host model could support 5G connectivity.
- Work with operators and industry to submit bids for Government funding through the Department for Digital, Culture, Media and Sport (DCMS) to fund the trialling of 5G technologies specifically small cells which will support the development of a deployment model and use cases.
- Work with Government on reducing the barriers to the deployment of 5G services.

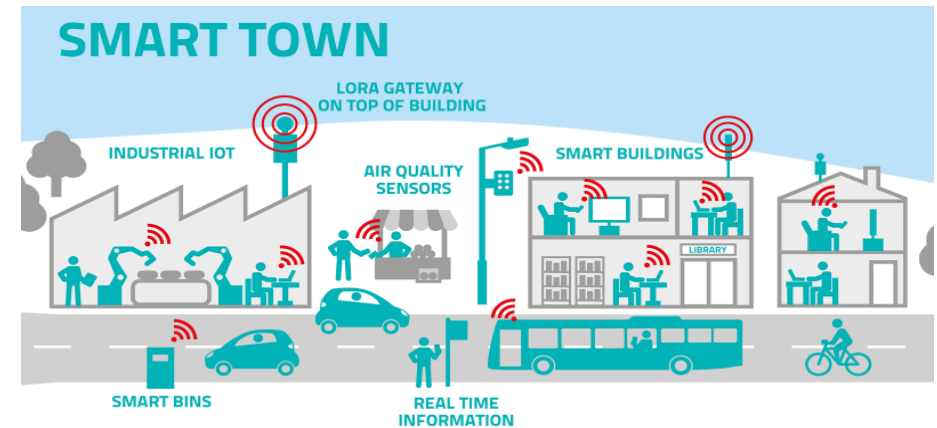
Smart

Introduction

Advanced data techniques, sensor technology and digital connectivity are creating opportunities to support the sustainable growth of local economies, create better places and to help address some of significant challenges of our time, such as moving towards net zero, climate change mitigation and adaptation and the reduction in transport congestion and air pollution.

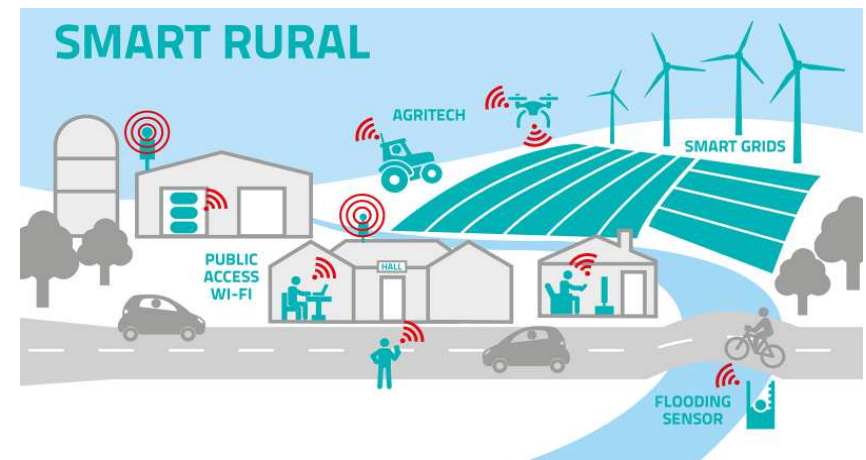


These infographics illustrate the range of opportunities for smart technology and digital connectivity to enhance how we live and work in our cities, towns and rural areas.



IoT – Internet of Things - where things such as sensors, devices and cars are connected to the internet.

LoRA – a low powered communication network for sensors.



Data collected from sensors can help in addressing these issues, for example:

- Health and Social care - supporting in-home care by sensing whether someone has fallen, is using their cooker and kettle, or has left their home.
- Water Consumption - monitoring of water usage and flooding, allowing better management regimes to lower water consumption and give better warning of flooding events. Low-cost IoT-based networks such as LoRa can support the deployment of flood sensors which are inexpensive to install and maintain due to their long battery life. The sensors can measure the level of water in streams and culverts giving an early warning alert and even averting flooding.
- Air Pollution - air quality sensors can measure pollution, informing policies to reduce the impact on residents' health.
- Better real-time travel information can help residents make more sustainable journeys.
- Smart Energy Grids Data underpins advances in the way energy is managed through smart grids.
- Monitoring of new developments - sensors can be used by planners and developers to understand the impact new developments are having on infrastructure such as water and power, traffic movements and the impact on air quality, for the site and surrounding communities.

Challenges

To be able to begin to collect and exploit data to address these challenges there needs to be in place:

- Connectivity – Making sure sensors can connect via local low power wide area networks (LPWAN). Because these networks are low power, batteries can last for up to 10 years and the networks cover large areas. LoRa networks have already been deployed in Cambridge, Ely, South Cambridgeshire and St Neots and work with district council partners is underway to extend the networks to Soham, Huntingdon, St Ives and Ramsey.
- Data Platform – A means to collect data into one place, making the sharing and re-use of data easy as well as making it available to be fed into tools which support the modelling and visualisation of data to draw intelligence and insight from it.

Solutions

- Once initial deployment of gateways has been completed (2021/22), a gap analysis of the network will be undertaken and additional gateways deployed as needed to ensure complete coverage.
- Working with the District Councils, County Council and the GCP, a data hub will be developed that allows data sharing between public sector organisations and with businesses and communities.
- Collaborating with partners on pilots and trials of new technologies including deployment of air quality sensors, water level and flooding sensors as well as a investigation of use cases driven by the needs of the District and Town Councils.
- Assisting the inclusion of future proof digital connectivity infrastructure in the Local Plan, with consideration of how emerging technologies may support sustainable developments. Providing input to the NE Cambridge Area Action Plan (AAP) process, and supporting the development of other AAP documents, to incorporate Future Mobility, Advanced Connectivity and Environmental Monitoring.
- Collaborating with infrastructure delivery, utility and housing organisations to exploit advanced connectivity, including Anglian Water, UK Power Networks, , Network Rail and Highways England.
- Working with the Greater Cambridge Partnership to deliver its Smart Workstream, which will support more sustainable travel, create more sustainable developments and support work in addressing climate change.

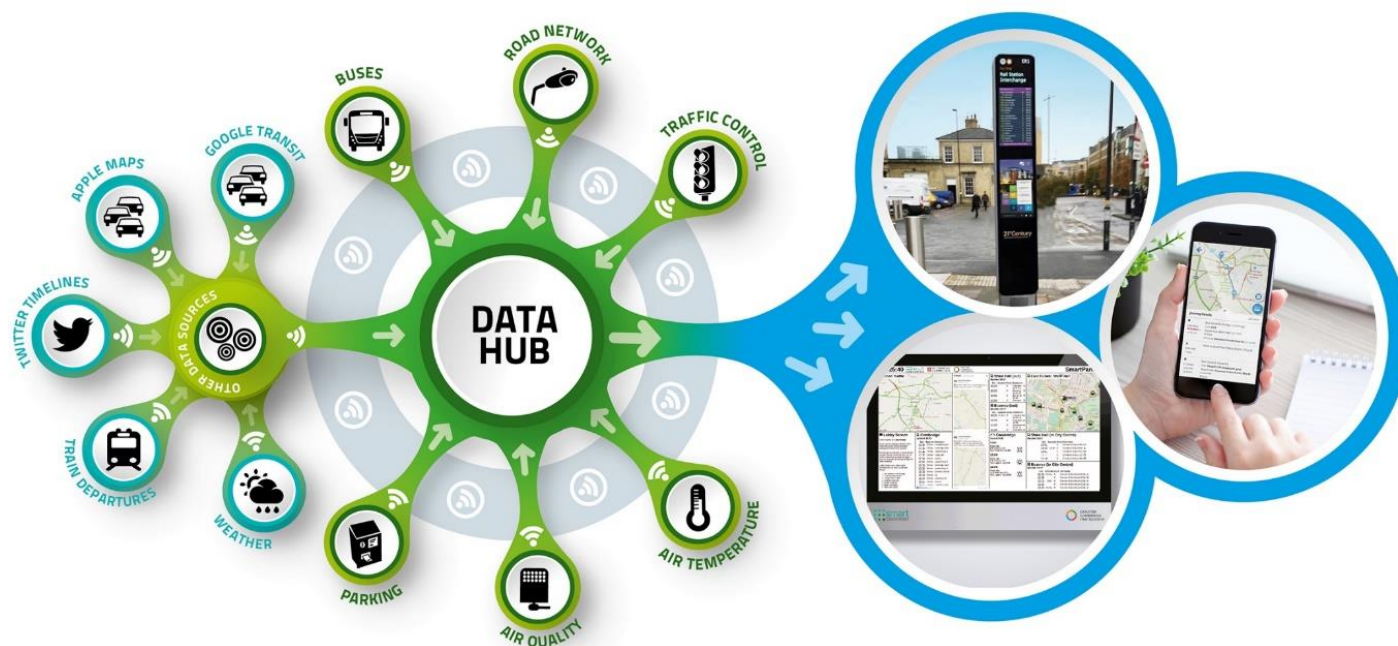


Image: Real world applications using data collated through the digital platform

Flooding resilience

The LoRa network and the increasing availability of other types of low powered networks will make it increasingly simple to deploy sensors that measure water levels and flow. An application could show waterway segments, allowing thresholds to be set on each sensor for high, normal and low water levels. Alerts can then be set that warn of problems such as blocked culverts and drainage ditches or give early warning of flooding. This information can then be passed on to the County Council's Flood Risk team, or other responsible bodies, to ensure that early interventions are made. Residents could also receive an early warning of potential flooding giving them more time to prepare and helping communities to become more resilient.

Access and Inclusion

Introduction

Many more people are now connected to the Internet as a direct result of the challenges of Covid-19, however whilst simultaneously accelerating our reliance on connectivity, the pandemic has also sharpened and exacerbated the digital divide in the UK.

Whilst the reasons for digital exclusion are multi-layered, research from Dr Gemma Burgess at the Cambridge Centre for Housing and Planning Research highlights that access to digital connectivity is one of the key issues.

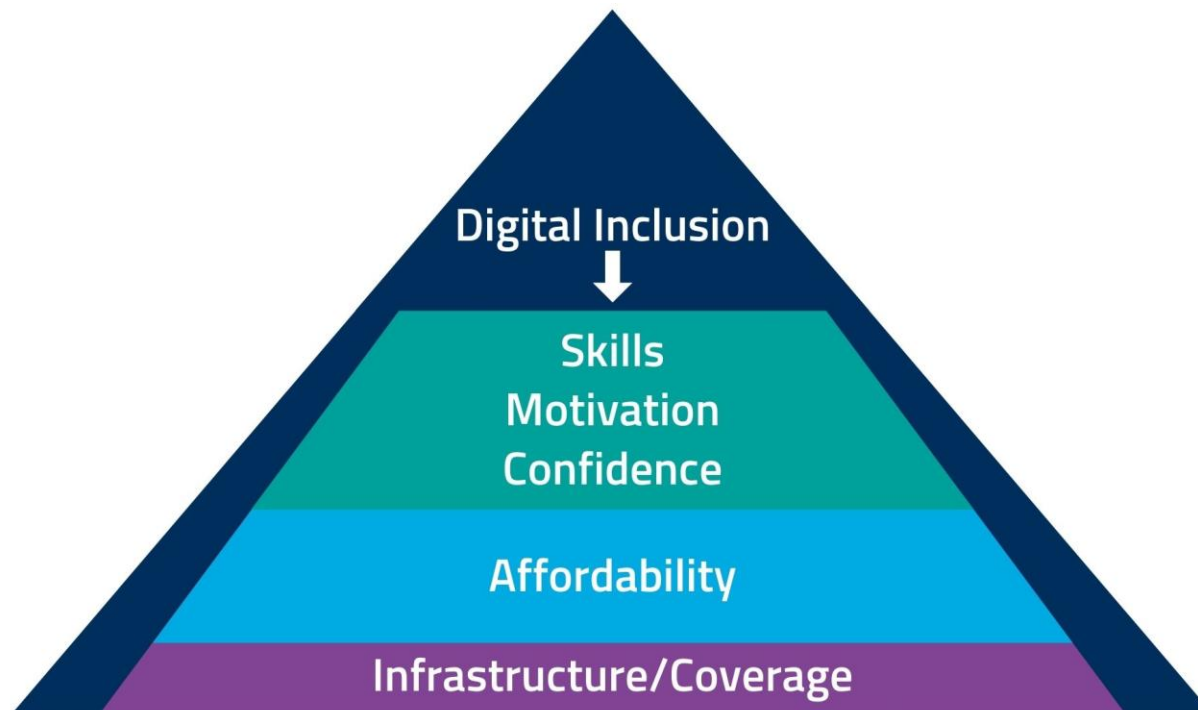


Image: Factors influencing digital inclusion

***“Pay the Wifi or feed the children”
Coronavirus has intensified the UK’s
digital divide... What we are seeing is an
increasing divide between those who have
access to information and
communications technology and those
who do not, giving rise to inequalities in
access to opportunities, knowledge,
services and goods....***

This point is emphasised by the Lloyds Bank 2021 Consumer Digital Index Study, whose research shows that manual workers with high or very high digital engagement, earn £421 more per month than their less digitally engaged peers, in the same roles.

Challenges

Whilst addressing the full range of issues which impact on digital inclusion – motivation, skills, confidence and affordability – is beyond the scope of the digital infrastructure strategy, supporting increased access to digital connectivity is a key part of the picture and this strategy focuses on two specific aspects: public access Wifi provision and digital connectivity infrastructure for social housing residents.

Public Access Wifi

Free to use public access Wifi can be an important factor in helping to ensure that as many people as possible have access to digital connectivity as well as supporting struggling high streets as part of the economic recovery from the Covid pandemic.

In recent years the Connecting Cambridgeshire programme has enabled the roll-out of the single-sign-on 'CambWifi' service which provides free to use, seamless Wifi connectivity in hundreds of locations across the area, including cities, market towns and rural village halls in both indoor and outdoor places.

In Peterborough the newly installed public access Wifi service will play a key part in supporting the vibrant nature of the revitalised City Centre, encouraging a wider demographic and increased dwell time. Additionally, some of the most rural village halls now have access to CambWifi, enabling a range of community activities supporting community cohesion and greater well-being, and in Huntingdonshire CambWifi will provide connectivity to support service delivery to residents of the Oxmoor Estate.

Targets

Moving forward the focus for public access Wifi will be to:

- Investigate opportunities and funding to further expand the CambWifi services into more locations across Cambridgeshire and Peterborough.
- Consolidate existing public access Wifi services by broadcasting CambWifi in as many locations as possible.
- Publicise logon information and the locations where CambWifi is available to ensure that as many people as possible benefit from the service.

Social Housing Broadband Infrastructure Access

It is estimated that out of the 11m people in the UK without access to the Internet, 37% live in social housing and anecdotally it's clear that reliable access to the Internet amongst social housing tenants across Cambridgeshire and Peterborough is far lower than in market housing. Although affordability is a factor, initial research amongst local Registered Social Landlords (RSLs), telecommunications providers and Council Housing Teams highlights that the commercial provision of broadband infrastructure is poor, which means connectivity options are limited. There appear to be multiple reasons why commercial broadband infrastructure coverage is lower than in market housing, including: wayleaves and access; complex ownership models; legacy gaps in infrastructure and the capacity of housing associations to engage in the technical and legal steps required. Meanwhile telecommunications providers find it difficult to find an appropriate point of contact within RSLs and Government-funded connectivity vouchers are oriented towards owner occupiers rather than tenants.

Some local Councils which operate their own housing stock have been able to address this issue for their properties. For example, Cambridge City Council has recently devised and implemented a standard 'bulk' wayleaves scheme for their properties, which has resulted in a marked increase in access to full fibre provision for tenants. However, only a small proportion of social housing across Cambridgeshire and Peterborough is overseen directly by local Councils and therefore a wider approach is needed to resolve the current issues.

Solutions

- Explore the issues that affect digital connectivity for social housing and develop approaches to resolve these issues.
- Make more public access Wifi available via CambWifi: seek further funding streams and look to extend and expand current provision, working with local District and City Councils.
- Continue to liaise with partners and key stakeholders to signpost digital inclusion activities to support access to jobs, health and education.

Targets

- Improving gigabit-capable broadband coverage for social housing, matching the 85% target for market housing by 2025.
- Develop and agree policy for all new homes commissioned by the Combined Authority from 2022 to include gigabit-capable broadband provision.

Glossary

A comprehensive [glossary of digital connectivity infrastructure terms](#) can be viewed as a pdf on the Connecting Cambridgeshire website.

Useful links

Broadband

House of Commons Briefing Paper (April 2021): [Gigabit-broadband in the UK: Government targets and policy](#)

Openreach re.Covid impact <https://www.fiercetelecom.com/telecom/openvault-covid-19-pandemic-drives-51-spike-broadband-traffic-2020>

Copper Switch off <https://www.openreach.co.uk/cpportal/products/product-withdrawal/wlr-withdrawal>

Mobile

Ofcom [Adult's Media Use and Attitudes report 2020/21 \(ofcom.org.uk\)](#)

5G [Microsoft Word - 5G Literature Review - final report 05062018c.DOCX \(publishing.service.gov.uk\)](#)

Smart

[Connected Nations Spring Update 2021 \(ofcom.org.uk\)](#)

Housing data <https://cambridgeshireinsight.org.uk/housing/>

Access and Inclusion

Dr Gemma Burgess, Cambridge Centre for Housing and Planning Research, University of Cambridge

<https://www.cam.ac.uk/stories/digitaldivide>

Lloyds Bank 2021 Consumer Digital Index Study <https://www.lloydsbank.com/banking-with-us/whats-happening/consumer-digital-index.html>

Good Things Foundation <https://www.goodthingsfoundation.org/the-digital-divide/>

Contact

For further information, email Connecting Cambridgeshire team at connectingcambridgeshire@cambridgeshire.gov.uk or call 01223 703293.

Implementation Update of the revised Affordable Housing Programme

To: Housing and Communities Committee

Meeting Date: 3 November 2021

Public report: Yes

Lead Member: Councillor Lewis Herbert

From: Lead Officer Roger Thompson, Director of Housing and Development

Key decision: No

Forward Plan ref: N/A

Recommendations: The Housing and Communities Committee is recommended to:

- a) Note the outcome of the Ministers decision for the CPCA 2021/22 Affordable Housing Programme and the implications for any CPCA aspiration for an affordable housing programme beyond March 2022
- b) Note the slight reductions in the unit numbers and amount of grant being provided on the two schemes below that have previously been approved by Housing Committee;
 - British Sugar Way, Peterborough – 74 units change to 70 units. Grant initially was 3,040,000 is being reduced to 2,830,000 pro-rata at the same rate per unit as originally approved.
 - Great Haddon, London Road, Yaxley, Peterborough – 60 units change to 58 units. The grant initially was 2,270,000 is being reduced to 2,194,333 pro-rata at the same rate per unit as originally approved.

Voting arrangements: A simple majority of all Members present and voting.

1. Purpose

- 1.1 This report is to update committee members on the progress of the affordable housing programme to March 2022.
- 1.2 A response from the minister has now been received along with a meeting between Department of Levelling Up, Housing & Communities (DLUHC) and CPCA officers which took place on the 10th September 2021. The Ministers letter is shown in Appendix 3.
- 1.3 This report is to update the committee on the implications for the revised Affordable housing programme for the period April 2021 to March 2022 and potential implications for the CPCA for its housing activity from April 2022 onwards.

2. Background CPCA programme & changes by DLUHC – Programme April 2021 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme was running for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes with £100m of funding.
- 2.2. DLUHC determined that the programme in its previous form ended with effect from 31st March 2021. DLUHC offered a new programme of support for additional affordable housing for the period April 2021 to March 2022 with conditions that the CPCA has accepted. The CPCA's response to the conditions is listed below;
 - CPCA will invest all returning capital from its portfolio of 5 loans to local SME developers into the proposed grant programme as that capital is re-paid to CPCA. It will be solely used to support grant schemes that will maximise additional starts of affordable housing by 31 March 2022 or as soon as possible thereafter. Where loan funding will not be returned in time to invest into schemes starting by 31st March 2022, CPCA will still use such funds to support additional affordable housing grant payments that will become due after March 2022.
 - The schemes in the programme for 2021/22 will first be funded from the £55m already provided by DLUHC, except where funding is already out on loan and will not have been re-paid by 31st March 2022.
 - CPCA will only request additional funding above the £55m already received for unfunded schemes that will both deliver additional starts by 31 March 2022 and be able to demonstrate and work to an intervention rate to be capped on any one scheme at a maximum average grant rate of £45,000 per unit.
 - CPCA is prepared to provide evidence on a scheme by scheme basis as required by DLUHC of meeting the Homes England definition of Additionality, confirm the grant rate and start on site date in advance of payment being received from DLUHC.
 - In order to manage the programme, CPCA has suggested a monthly or quarterly update with summary report, including an update of the programme cashflow projection showing and capturing the actuals against the projections and also updating the

projections as the delivery of the various projects progress and capital is returned from the CPCA loan book. This will identify the amount of new money required by CPCA from DLUHC on a 'forward look' throughout the period to ensure that CPCA has access to adequate funds to meet its anticipated immediate and medium term projected cash commitments between now, March 2022 and phased grant payments that will still be due for payment by CPCA beyond that date. The frequency of these meetings will be determined by DLUHC's requirements. Those reports and meeting minutes will act as milestones to ensure transparency supporting local and central accountability.

- For the avoidance of any doubt, upon the re-payment of the existing loan book, no money allocated to this affordable housing programme will be used for any future loans or revolving fund purposes.

2.3. The programme will continue to support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). The new programme only proposes the intended use of grant to enable the delivery of additional affordable housing.

2.4 We have now received the Ministers decision on what the Minister and DLUHC are prepared to financially support from the proposed CPCA 2021/22 affordable housing programme. His Letter is shown in Appendix 3.

2.5 Effectively the Minister is prepared to support the schemes as shown in Appendix 2. He has not been prepared to support 5 schemes we suggested for the 'proposed pipeline 21/22'.

2.6 The total number of units for 2021/22 being supported is therefore 1,188 and the minister is approving an additional £18.704m of capital funding above the £55m already received under the previous programme. The net effect is that CPCA should receive up to £73.704m of the originally intended £100m to support the delivery of additional affordable housing in the period up to 31st March 2022.

2.7 Having not had the certainty until recently of knowing what the minister was prepared to support, we have reviewed with our delivery partners and providers if any schemes are not going to be capable of delivery to the required timescale, having found ourselves already 6 months into the 12 month programme. It appears that six of the smaller schemes will not be able to progress to start on site by 31st March 2022. These are listed in the bottom table in Appendix 2. Those schemes total 187 units and account for appx £7.4m of funding.

2.8 DHLUC have made it clear that there is no prospect of delivery deadlines being extended. Anticipating this potential situation we had requested agreement from DHLUC to 'substitute' schemes out of the programme if they looked like they could not start in time and where possible to replace them with schemes that could start on site by 31st March 2022. It is not yet clear how many substitute schemes we can find, but in addition to the paper on the Gloucester centre coming to committee today, we are hoping for up to 2 further schemes to come forward to January 2022 committee that will return more units to the 2021/22 programme. Any proposed substitutions are subject to a process and approval from DLUHC and to apply the following criteria;

- Ideally, the above schemes should be progressed if possible. DLUHC expect that scheme substitution would only be proposed in exceptional circumstances.

- should a scheme become undeliverable CPCA must raise this with DLUHC in the first instance. Details of any schemes that may be available for substitution should be provided.
- To be considered, any substitute scheme/s would have to be of the same or lesser value and be capable of delivery in line with the same conditions included in the Minister's March letter, including starting on site by end March 2022.
- It is important to recognise that there are no guarantees any substitute scheme would be accepted and may need ministerial approval.
- If substitutions are agreed, it is important to recognise that the March 2022 end date is not moveable and there is no possibility of the funding being increased.

2.9 DLUHC have advised that they are not prepared to let CPCA 'set off' the overhead of their Housing Directorate team against the capital funding being provided for the 2021/22 affordable housing programme. Team costs will therefore be a direct overhead to CPCA.

AFFORDABLE HOUSING PROGRAMME DELIVERY

- 2.10. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units stated on site with 319 of those homes now completed (305 units were last reported in Sept). See Appendix 1
- 2.11. The schemes in the 'original' programme have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund.
- 2.12. For the Affordable housing programme in its new form for the period April 2021 to March 2022 we had 18 potential schemes delivering 1,188 units to be supported and financed with £18.7m of additional grant funding.
- 2.13 The anticipated additional affordable housing unit numbers being delivered for the original period March 2017 to March 2022 is expected to be appx 1,812 units. (calculation; 733 original programme + 1,188 2021/22 programme - 187 not starting + 78 substitutes). Assuming £69.4m of funding is used (£73.7 less £4.3m not substituted), the average grant subsidy per unit will be £38,300.
- 2.14 2 schemes comprising 111 additional affordable housing units in the 2021/22 affordable housing programme has already started on site. There are slight reductions in the unit numbers and amount of grant being provided on the two schemes below that have previously been approved by Housing Committee;
- British Sugar Way, Peterborough – 74 units change to 70 units. Grant initially was 3,040,000 is being reduced to 2,830,000 pro-rata at the same rate per unit as originally approved.
 - Great Haddon, London Road, Yaxley, Peterborough – 60 units change to 58 units. The grant initially was 2,270,000 is being reduced to 2,194,333 pro-rata at the same rate per unit as originally approved.

PROSPECTS BEYOND MARCH 2022

- 2.15. DLUHC advised that in connection with any prospect for the Combined Authority having a further dedicated affordable housing programme beyond March 2022 there is no

expectation of there being any additional DLUHC money available that could provide a funding source. CPCA was also advised that DLUHC had no other current Affordable Housing funding support planned for Combined Authorities.

- 2.16. CPCA was referred to a Continuous Market Engagement process and to engage in a discussion with Homes England as they still have £2.9 billion unallocated money in their 2021/26 housing programme. This would be on a scheme or site specific basis, unlike the recent allocation and announcement of strategic partners.
- 2.17 In light of the DLUHC response, it is intended to put current work on the CA Affordable Housing Principles on hold and to look to develop a CA affordable housing strategy in the first half of 2022 potentially as part of a future proposal to Government.
- 2.18 Recognising that the affordable housing challenge remains severe in all CA districts, once the core of the remaining 2021/22 delivery is underway, the CA housing team will engage with local Registered Providers (RPs). This will focus on those who were not big enough to secure part of the Homes England strategic partner allocation and will depend upon the extent to which the CA can provide additional impact in discussion with Homes England.

Significant Implications

3. Financial Implications & Loan Book Performance

- 3.1 DLUHC indicated that we can expect to receive the first payment of the additional capital funding once they can see that grant payments are about to exceed the CPCA's availability of cash from the original £55m of capital received. This is projected to now be in January 2022. The balance of the £18.7m will be released subject to DLUHC's monitoring of the CPCA's performance in the delivery of the programme.
- 3.2 Financial implications are covered in the body of the report below. Appendix 1 shows the amount of money committed to the March 2021 programme and the amount of money actually paid to date.
- 3.3. Grant investment approved for Affordable Housing schemes to 31st March 2021 is £26.1million, with a further £51.1 million approved for the 5 loan portfolio book.
- 3.4. £13.217 million in grant and £39.376 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.
- 3.5. 4 of the 5 loans in the loan book are proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5th August 2020. (the loans are listed on the bottom table in Appendix 1).
- 3.6 The exception is the ECTC loan on the MOD site at Ely where the projected repayment profile is slipping behind that anticipated. This is for 2 reasons. There is still a delay in the sale of the 15 affordable housing units in the scheme. We are advised that this is expected to be resolved and the substantial capital payment received from the sale of those units

now before end January 2022. We will continue to monitor the progress of that transaction. The second reason is a slower than projected rate of sale of the market units over the past 8 months. The loan is due to be re-paid by no later than 31st March 2023 and we will continue to monitor ECTC's performance closely to meet that deadline. There are currently 4 market units reserved and going through the acquisition process and 3 unit sales have completed in the last month. Receipts from those reservations will help stop the anticipated repayment profile falling even further behind from what was originally projected, but more and accelerated sales rates are required to catch up. For the avoidance of any doubt ECTC are not defaulting on the loan. A default will only occur if the loan is not re-paid in full by 31st March 2023. We will continue to monitor and report to Housing Committee on the progress of the repayments.

- 3.7. Repayments are being received from the schemes at Haddenham, MOD Ely and Great Abingdon as market and affordable rental sales complete. We expect more payments in the next few weeks and months as market unit sales are progressing towards completion, particularly on the schemes being developed by Laragh homes at Great Abingdon and Forehill, Ely as those schemes reach practical completion. The Haddenham scheme is making progress as expected and looks like achieving good sales values. Confidence of the return of capital and interest on all 3 of the above is good.
- 3.8. The Laragh Homes scheme at Great Abingdon due for practical completion in late November 2021 has announced that all of the private sale houses have now exchanged and the first completion has happened. We are expecting the full repayment of the loan with interest before end December 2021.
- 3.9. The Laragh Homes scheme at Forehill Ely has announced many units being reserved off plan and 10 market units have exchanged. Completion is expected in January 2022.
- 3.10. The scheme at Linton Road, Cambridge is not yet at a stage where units are nearing completion for unit sales and loan repayments to be made. The contractor has reported some labour shortage issues and is seeking to resolve this. There is a 3 month delay being reported to the target practical completion date, now projected as being January 2023.
- 3.11 In view of the lack of support for the covering of the overhead of the CPCA housing team from April 2021 by DLUHC and the uncertainty about the likelihood of their being any significant funded housing programme beyond March 2022, CPCA should review the resourcing of the housing directorate based on the likely future workload and funding.

4. Legal Implications

- 4.1 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.
- 4.2. 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.

5. Other Significant Implications

5.1 There are no other significant implications.

6. Appendices

6.1 Appendix 1 – Combined Authority Affordable Housing Programme - Approved and Started on Site Schemes to March 2021

6.2 Appendix 2 - Proposed Combined Authority 2021/22 Housing Programme

6.3 Appendix 3 - Ministers letter from Luke Hall MP Dated 3 September 2021

7. Background Papers

7.1 None

Affordable Housing Grants																			
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP		
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed			8		
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed			5		
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed			8		
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed		15			
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed		8			
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed		54			
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	Completed		24			
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed		21			
														Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Stilton complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700. 11/3/21. One plot outstanding other plots have been completed. 17/9/21.					
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2021	13	£ 618,800	£ 464,100	C		14				
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	GFA signed. Contractors on site preparing site & SOS. 19/1/21. First claim in 15/3/21.			25		
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	19/01/2021	33	01/09/2022	01/09/2022		£ 1,430,154	£ 715,077	C			33			
Whaddon Road, Meldreth	Settle (NH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	30/10/2021		£ 215,000	£ 107,500	C	First grant draw down made 1/12/2020. Paid 1st drawdown 23/12/20.		4	1		
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/11/2021	3	£ 600,000	£ 300,000	C	SOS 17th March 2020. £300,000 paid in grant draw down		15			
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/01/2022	31/01/2022		£ 509,000	£ 254,500	C	SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21. GFA signed 2/8/21 . 1st claims recd 10/9/21.	8		3		
														Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA final signed 25/8/21 .					
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -	C			45			
														GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from A/W 7/10/2020. Paid invoice 22/12/20. 16 build and complete, sale in September 21. 10/8/21			22		
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	20	£ 819,800	£ 819,800	C						
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Units completed 28th of September 2020. Claim form recd 19/10/2020.			7		
Brampton Park, Brampton, Hunts	ReSi	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	Completed			6		
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997	£ 476,997	C	Completed docs to follow. 9 sold or STC, 1 reserved. All build complete. 7/10/20. Grant claim recd 16/3/21			10		
Whittlesey Green, Fenland/ Harriers Rest, (Lawrence Rd) Wittering & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	10	£ 1,367,766		C	completed by Aug 21, sale complete for Sandpit Road. 1 build Cromwell Fields, all build complete Oct/Nov 21. Harriers Rest completion Oct/Nov 21 and Mar 22. Whittlesey Green 6 built and sold, 1 STC and further 3 due to be built next year. 10/8/21			32		
														GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21. 19 sales and complete, 1b&c in July and 1 B & C in Aug 21, 2 B & C Jan 22. 10/8/21			23		
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	19	£ 1,000,500	£ 750,375	C						
														GFA completed 10/8/2020. Devt completion 14/4/21. Claim form recd, clawback has been deducted, grant claim in for £90k+, new amended final payment is £90,123. Total sum £412,998. Completed			10		
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	14/04/2021	10	£ 412,998	£ 412,998	C						
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	Completed			20		
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	30/06/2022		£ 4,425,000	£ 2,212,500	C	Signed GFA 7/1/21, units started on site. 1st half of grant claim recd. Paid towards s/o units. 3/3/21. Other claim form in, to be paid week 8/3/21.		65	29		
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021		£ 640,000			GFA ready for signing and finalising. 25/9/21		11	5		
														GFA signed on 12/1/21. Contractors appointed, finishing design and build, site being cleared & prepared. 13/1/21. 1st Grant claim recd. 15/3/21		21			
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021		£ 247,999		C	Units already started on site. GFA signed 2/8/21			5		
														GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. Signed GFA 25/8/21		19			
HUSK sites (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	22/03/2021	19	31/03/2022	31/03/2022		£ 665,000		C						
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021		£ 237,804		C	GFA signed on 12/1/21. Units will be sales complete Aug 21.			5		
														HCC to agree for monies to be given. 10 units have started on site, with the further 5 later this month. 5/3/21. 3 milestone payments requested. 21/4/21. GFA Signed 2/8/21. 1st grant claim recd, 10/9/21.	15				
														Approved at Committee, need to agree GFA and sign. 2 sold and complete in AW. 6 sales and completion in Sept 21. B & C 32. PP B&C end of 21, JG B&G - Dec 21, 5 SSTC.			60		
Heylo 4 sites, Bayard Plaza, Pemberton Park, Alconbury Weald & Judith Gardens	Heylo	HDC,PCC, ECDC	60	60	15/03/2021	01/01/2021	60	31/03/2022	31/03/2022	2	£2,168,625		C						
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021		£989,325		C	Approved at Committee, need to agree GFA and sign. GFA signed 30/9/21			22		
			2309	678			678			290	£ 26,094,770	£ 13,217,849			37	368	273		
Loan or other Toolbox Investments														Net Drawdown					
														Variation to facility completed, ongoing monthly drawdowns, first 14 affordable units completed. Market unit sales 7 completed, 7 others reserved,some before PC and exchanging shortly.					
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023	14	£ 6,500,000	£ 4,599,123	C			17	2		
														Variation to facility completed, ongoing monthly drawdowns, all affordable units completed, 13 market unit sales received, 4 units reserved, 16 units rented out, all 15 affordable units preparing for sale/transfer			15		
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	15	£ 24,400,000	£ 21,863,830	C						
														First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales being reserved and 10 units exchanged, 4 additional affordable homes included, completion expected Dec 21.			4		
Alexander House (Forehill) Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	07/02/2022		£ 4,840,000	£ 4,153,373	C						
														Ongoing monthly drawdowns, variation to facility completed. All market units now reserved, 1 sold,7 exchanged. 3 affordable units sold mid cons to SDC & 270k received, 4 units now First Homes, projected completion Nov 2021		2	5		
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	24/05/2022		£ 5,780,000	£ 3,754,625	C						
														Ongoing monthly drawdowns, variation to facility completed.PC original target Oct 2022, now expected Jan 23.		7	3		
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	07/05/2023		£ 9,647,000	£ 5,007,245	C						
Sub-total Toolbox Investments			213	55			55				£ 51,167,000	£ 39,378,197				0	26		
Programme Totals			2522	733			733			319	£ 77,261,770	£ 52,596,046			37	394	302		

AFFORDABLE HOUSING PROGRAMME 2021 - 22

15/10/2021

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Staniland Court, Werrington, Peterborough	FAHHA	PCC	60	60	01/07/2019	28/02/2022			31/12/2022		£2,622,000					60	0
Wisbech Road, March	FAHHA	FDC	118	118	11/11/2019	31/01/2022			31/08/2023		£4,542,000		CONTRACTED			98	20
Rear of 26-34 High Street, Stilton, Hunts	CKH	HDC	70	42	13/01/2020	31/01/2022			30/09/2022		£1,570,000					10	32
Stanground, Peterborough	CKH	PCC	26	26	22/06/2020	31/12/2021			31/12/2022		£1,170,000					26	0
British Sugar Way, Oundle Road, Peterborough	CKH	PCC	70	70	09/11/2020	30/11/2021			01/06/2024		£2,830,000					38	32
Perkins, Phase 2, Newark Road, Peterborough	CKH	PCC	96	96	09/11/2020	10/09/2021	96		31/03/2023		£3,740,000					38	58
Land Rear of High Street, Needingworth, Hunts	CKH	HDC	45	45	09/11/2020	28/02/2022			31/01/2023		£1,775,000					20	25
Great Haddon, London Road, Yaxley, Peterborough	CKH	PCC	347	58	11/01/2021	31/03/2022			30/06/2023		£2,194,333			correct tenure mix		16	42
Wisbech Road, Littleport, Ely	FAHHA	ECDC	38	38	11/01/2021	31/03/2022			01/02/2026		£1,576,000					28	10
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	Colliers	PCC	77	77	09/11/2020	31/03/2022			31/12/2023		£3,464,615					54	23
Northminster, Peterborough	PIP	PCC	353	353	21/06/2021	31/01/2022			31/01/2024		£14,031,750					353	0
14-16 High Street, Girton, Cambridge. CB3 0PU	Girton TP	SCDC	15	15	21/06/2021	02/08/2021	15		30/06/2022		£675,000					15	0
Heylo - 2 sites SN Developments & Larkfleet	Heylo	PCC, ECDC, FDC	27	27	06/09/2021	30/11/2021			31/03/2023		£1,209,000			Substitution scheme approved by DLUHC			27
TOTALS			1342	1025			111				£41,399,698					756	269

Not proceeding, looking for substitution sites.

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date					CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Norwood Road, March Town Centre	FAHHA	FDC	50	50	22/06/2021	N/A					£1,920,000			NOT PROCEEDING, DUE TO DIFFICULTIES IN ENGINEERING WORKS			
Hereward Hall, March Town Centre	FAHHA	FDC	19	19	22/06/2021	N/A					£760,000			Substituted with Heylo site 27 units			
Queens Street, March Town Centre	FAHHA	FDC	21	21	22/06/2021	N/A					£840,000			Substituted (part) with Heylo site 27 units.			
Old Motel Site, Stilton, Hunts	CKH	HDC	10	10	09/11/2020	N/A					£420,000			NOT PROCEEDING, DUE TO URBAN DESIGN			
Station Road, Littleport, Ely	CKH	ECDC	37	37	09/11/2020	N/A					£1,373,743			Proposed substitution with Gloucester Centre			
Fairbarn Way, Chatteris	FAHHA	FDC	50	50	21/06/2021	N/A					£2,082,000			FAHHA not progressing			
Totals.			187	187							£7,395,743						



Ministry of Housing,
Communities &
Local Government

Luke Hall MP

Minister for Regional Growth and Local Government

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3 September 2021

Mayor Dr. Nik Johnson
Cambridgeshire and Peterborough Combined Authority
72 Market Street
Ely
Cambridgeshire
CB7 4LS

CC: Members of the
Cambridgeshire and Peterborough
Combined Authority Board

Dear Nik,

Cambridgeshire and Peterborough Affordable Housing Programme

In March, I committed to enabling investment that will deliver affordable housing schemes, by 31 March 2022, in Cambridgeshire and Peterborough. I would like to thank you and your team for the work to identify schemes that meet the criteria I set out.

I am pleased to confirm that I am approving capital funding of £18,704,717 for 18 schemes to secure delivery of 1188 affordable homes in Cambridgeshire & Peterborough. My officials will be in touch to confirm next steps.

I trust you will agree that this marks a positive step towards our shared ambition to deliver affordable housing to the residents of Cambridgeshire and Peterborough.

Yours ever,

LUKE HALL MP

£100 Million Affordable Housing Programme: Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough

To: Housing and Communities Committee

Meeting Date: 03 November 2021

Public report: This report contains appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.

Lead Member: Councillor Lewis Herbert

From: Roger Thompson – Director of Housing & Development

Key decision: Yes

Forward Plan ref: 2021/013

Recommendations: The Housing and Communities Committee is recommended to:

- a) Committing grant funding of £1,438,000 from the £100m Affordable Housing programme to enable delivery of 36 new affordable homes, as additionality on the above site, with a tenure mix of 10 affordable rented homes and 26 of shared ownership homes. DLUHC have already confirmed their approval of this as a substitute for a non-proceeding site.

Voting arrangements: A simple majority of all Members present and voting.

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 A grant from the Combined Authority's Affordable Housing Programme of £1,438,000 is sought for 36 additional homes, with a mixed tenure of 10 affordable rented flats and 26 shared ownership houses, to be substituted for a non-proceeding site within the current programme.

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partners local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed site requesting for grant from the current Housing Programme is for 36 additional new homes in Peterborough. This site is being recommended as a substitute for the non-progressing site, being Station Road, Littleport, Ely which was going to deliver 39 units, being replaced by the Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough which will provide 36 additional units. This site has been given approval in principle by DLUHC as a substitute. This will ensure the maximum use of the grant being made available by DLUHC in the CPCA 2021/22 affordable housing programme. The approved grant for the previous site at Station Road, Littleport, Ely, was originally £1,448,000 for 39 units. For Gloucester Centre, the grant being requested is £1,438,000 for 36 units.
- 2.4 The grant rate per unit is marginally higher, because of the new shared ownership leasing model which came into effect in April 2021. Thus, costs have increased due to this fact, whereby repair costs are incurred for the first 10 years by the Registered Provider, and there is an additional costs incurred for the management of staircasing of the shared ownership units.
- 2.5 The whole site has 100 units, 30% (30 units) are Section 106, 34 units are to be market sale which was a Vistry's bid accepted by Homes England, and the remaining 36 units, will be classed as an additionality and substituted to CPCA as additionality with tenure mix of 10 affordable rented and 26 shared ownership units.
- 2.6 This site has outline planning consent, and a section 106 agreed, but is waiting on Reserved Matters (in regard to the design, appearance and exterior aspect) which will be

concluded no later than Jan 2022, and Vistry will have to be in contract with Homes England for the site before this date.

- 2.7. Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards. (rounded up/down accordingly)

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
AFFORDABLE RENTED UNITS					
2 X 1B/2P FLATS	2	51	50	Y	102%
2 X 2B/3P FLATS	2	62	61	Y	101%
3 X 2B/3P FLATS (BESPOKE)	3	73	61	Y	120%
3 X 2B/4P BUNGALOWS	3	75	70	Y	107%
	10				
SHARED OWNERSHIP UNITS.					
5 X 2B/4P HOUSES – COOPER	5	80	79	Y	101%
6 X 2B/4P HOUSES – CHERRY	6	80	79	Y	101%
4 X 3B/5P HOUSES - HAZEL	4	86.49	93	N	93%
5 X 3B/5P HOUSES - ASHER	5	95	93	Y	102%
4 X 3B/5P HOUSES - SPRUCE	4	100	93	Y	107%
2 X 4B/6P HOUSES - SPEARS	2	107	106	Y	101%
	26				
TOTAL	36				

- 2.8. These units will be developed by Vistry and managed and retained by Cross Keys Homes. This is a Homes England DPP3 site – a former redundant hospital site.
- 2.9. The Housing Enabling officer for Peterborough City Council has stated that the potential additionality achieved by CPCA for funding these 36 units, is very welcome. This will help people in Peterborough to gain access to more affordable housing.

Significant Implications

3. Financial Implications

3.1 Additionality case for Combined Authority Funding

The proposed scheme offers the following additionality:

The CPCA are being asked to support the creation of 36 new affordable homes comprising 10 affordable rented and 26 shared ownership in the Peterborough Council area which are additional on the scheme over and above the S106 requirement.

Proposed Condition of Grant Approval

It is proposed that the grant of £1,438,000 will help with the delivery of 36 new homes.

Pre-contract: -

- i. Cross Keys Homes have an internal approval to achieve, with Growth Board in, October 2021, Development Committee in November (possibly) 2021, and Main Board also in November 2021.
- ii. There is a need to acquire the site – in Quarter 3, with SOS in Quarter 4.

After execution of the grant funding agreement, draw-down of phased grant payments by way of two (2) instalments:

- i. To provide grant draw down once start on site has been confirmed.
- ii. To provide grant draw down once practical completion has been confirmed.

- 3.2 This application for a grant of £1,438,000 from the current Housing Programme works out at an average grant rate of £39,944 per unit. The grant for the site being replaced was £39,140 per unit at Station Road, Littleport.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Schemes SOS		733	
Previous schemes in Sept 2021	19	1308	£53,315,441
Removed from CPCA figures unfunded in September 21 HCC	2	remove 136	remove funding £6,120,000
Total units lost & monies returned	1	remove 37	remove funding £1,373,743
Total units lost in 21/22 programme		110	remove funding £4,422,000
Total of schemes approved 21-22	16	1,025	£41,399,698
PROPOSED SCHEME FOR NOVEMBER 2021 COMMITTEE APPROVAL			
GLOUCESTER CENTRE, MORPETH CLOSE, ORTON LONGUEVILLE, PETERBOROUGH, PE2 7JU (possible substitute)	1	36	£1,438,000

Total Affordable Housing Grants if approved by Board	17	1,061	42,837,698
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Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £40.4k

TOTAL IF NOVEMBER 2021 SCHEME IS APPROVED	17	1,794	42,837,698
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4. Legal Implications

- 4.1 The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).

5. Other Significant Implications

- 5.1 None

6. Appendices

- 6.1 Appendix 1 Exempt Appendix – Exempt from publication - Business Case including supporting financial, business and commercial evidence.

7. Background Papers

- 7.1 None

