



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

<b>HOUSING AND COMMUNITIES COMMITTEE</b>	<b>AGENDA ITEM No: 2.1</b>
<b>11 November 2019</b>	<b>PUBLIC REPORT</b>

## **£70m Cambridge City Council Affordable Housing Programme Update**

### **1.0 PURPOSE**

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' presented to Cambridge City Council Housing Scrutiny Committee on 26 September 2019. The full report is attached as Appendix 1.
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme and the next is proposed to be in March 2020.

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

## 2.0 BACKGROUND

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

## 3.0 FINANCIAL PERFORMANCE

- 3.1. Cambridge City Council is forecasting a total spend of £120 million on its housing programme, comprising £70 million grant via the Combined Authority plus £50 million City Council resources including Right to Buy receipts and HRA funding. This figure is set to rise to £136 million with the inclusion of a new scheme at Campkin Road.
- 3.2. At its meeting of 29 May 2019, the CPCA Board agreed the profile as shown in Table 1) below for the City Council's £70 million affordable housing programme expenditure and specifically a budget of £20,608,045 for the financial year 2019/20, which includes £1,505,274 brought forward from 2018/19.

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

	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/22 £	Totals
<b>Revised Profile Sept 2018 (Budget)</b>	584,175	15,057,000	21,907,000	27,781,000	4,670,825	<b>70,000,000</b>
<b>Revised Profile April 2019 (Outturn &amp; new Baseline)</b>	584,175	13,551,726	20,608,045	26,914,823	8,341,231	<b>70,000,000</b>
<b>Variance +/-</b>	0	-1,505,274	-1,298,955	-866,177	3,670,406	<b>0</b>

- 3.3. Cambridge City Council has made claims to the Combined Authority under this programme to Sept 2019 totalling £16,427,192 of expenditure to date. The next is due in January 2020.

## 4.0 OUTPUTS PERFORMANCE

- 4.1. An update on Cambridge City Council's £70 million affordable housing programme is provided as Appendix 1) to this report, including details of all sites currently included within the programme. Appendix 2) provides a list of all

homes to be delivered and affordable homes within the City Council Housing Development Agency's Delivery Plan.

### **Starts on Site**

- 4.2. Since the last update to Housing Committee, the identification and approval of named schemes within the City Council's programme has increased to 546 homes to start on site by 31 March 2022, against its target of 500 new affordable homes. This includes a new scheme at Campkin Road. The risk that the Cambridge City programme will not reach 500 or more starts by March 2022 is therefore low.
- 4.3. The programme update provides a profile for Starts on Site. 134 starts were achieved to the end of March 2019. 191 starts are forecast for 2019/20 of which 15 have started, which will bring the cumulative total to 325 forecast by year end March 2020.

### **Completions**

- 4.4. The programme has so far delivered 12 completed units, 2 to year end 2018/19 and 10 units have completed since last reporting in July 2019 at Nuns Way and Wiles Close. A further 2 completions are due in 2019/20 and 77 in 2020/21.

## **5.0 FINANCIAL IMPLICATIONS**

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

## **6.0 LEGAL IMPLICATIONS**

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

## **7.0 APPENDICES**

- 7.1. Appendix 1 – Cambridge City Council £70 million affordable housing programme update to Housing Scrutiny Committee 18 June 2019

## 7.2. Appendix 2 – City Council Programme Delivery Plan (Scheme List)

<b><u>Source Documents</u></b>	<b><u>Location</u></b>
Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	<a href="https://www.cambridge.gov.uk/">https://www.cambridge.gov.uk/</a>
DCLG Approved Business Case Devolution Deal 2016 Assurance Framework Monitoring and Evaluation Framework	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA  <a href="http://cambridgeshirepeterborough-ca.gov.uk/">http://cambridgeshirepeterborough-ca.gov.uk/</a>