



Note on the outturn of the 2017/22 Affordable Housing Programme

To: Housing and Communities Committee & Board Members

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

1. Purpose

- 1.1 This note is to update Housing Committee and Board members on the outcome of the affordable housing programme to 31 March 2022.

2. CPCA Programme April 2017 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme ran until 31 March 2022 with the original ambition under the devolution deal to deliver 2,000 new affordable homes from £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 accepted. This included the principle that no new money above the £55m originally forwarded would be made available unless the CPCA could evidence additional units having started on site to justify claiming additional housing grant monies.

AFFORDABLE HOUSING PROGRAMME DELIVERY

- 2.3. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units started on site. 451 of those homes have now completed. See schedule of schemes in Appendix 1.
- 2.4. The schemes in the programme to March 2021 have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund, repayments from which are now being used to fund the grant programme.
- 2.5. The Affordable housing programme for the period April 2021 to March 2022 had 18 potential schemes provisionally identified, looking to deliver up to 1,188 units. We have delivered 716 units from 8 schemes, evidencing to DLUHC appx £1.1m of additional grant funding above the original £55m provided. This is now in the process of being paid to CPCA by DLUHC. The programme of schemes for 2021/22 is shown in Appendix 2.

- 2.6 Brining the two together, **the additional affordable housing unit numbers delivered within the original period April 2017 to March 2022 is 1,449 units**. (calculation; 733 programme to Mar 2021 + 716 in the 2021/22 programme). We have therefore delivered 72.5% of the targeted additional affordable housing unit numbers and utilised 56.1% of the £100m capital that it was advised by government under the Devo deal.
- 2.7 The average grant rate per affordable housing unit is appx £38,700.

CONTEXT IN WHICH THE PROGRAMME HAS BEEN DELIVERED

- 2.8. Between April 2017 and May 2018 an initial 'early win's' programme was approved. This achieved 68 units started on site in the first 18 months of the programme up until September 2018.
- 2.9. Between Sept 2018 to April 2019 the CPCA was not able to offer any funding support for additional affordable housing as new legislation was required to enable the CPCA to legally offer grant support for additional affordable rental and shared ownership units. This resulted in the CPCA programme incurring significant reputational damage and having to effectively try and re-launch itself from May 2019.
- 2.10 Brexit caused uncertainty and the loss of skilled labour and trades in the construction industry.
- 2.11 Covid initially shut the construction industry down from March to May 2020. It has caused significant supply chain issues and another period of severe disruption due to the Omnicom variant occurred between Nov 21-Feb 22.
- 2.12 For the 2021 -22 Programme DLUHC did not approve the proposed CPCA programme until Sept 22, leaving CPCA 6 months to work with partners to get schemes started on site. In addition, a cap on the grant rate of £45,000 per unit was applied which effectively restricted the geographical area in which the CPCA programme could effectively function.
- 2.13 Over the past 12 months there have been significant construction cost inflation implications, resulting in several medium and small sized housing schemes in our 2021-22 programme not starting on site in time because tender returns exceeded the level of pre-approved or delegated authority with the developers.

Although we have clearly encountered what might be described as 'headwinds' in seeking to deliver the programme, none of this can take away some frustration and disappointment felt by the Housing team that the full target under the devo deal has not been achieved.

3. Appendices

- 3.1 Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period to March 2021
- 3.2 Appendix 3 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022

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	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
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			
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2022	13	£ 618,800	£ 464,100	C	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. One plot still outstanding due to contractor pulling out, delay on unit. 3/2/22		14		£ 154,700	Jul-21	
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	Completed Jun 2020			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	GFA signed. Contractors on site preparing site & SOS. 19/1/21. First claim in 15/3/21.			33	£ 715,077	Oct-22	
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	28/02/2022	5	£ 215,000	£ 215,000	C	First grant draw down made 1/12/2020. Paid on 23/12/20. Completions on 9/3/22, final claim approved for payment 23/3/22.			4	1 £ -	Oct-21	
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/11/2021	15	£ 600,000	£ 600,000	C	SOS 17th March 2020. £300,000 paid in grant draw down. All units completed, PC recd and awaiting final claim. 11/1/22. Second & final payment request recd 28/2/22.			15	£ -	Jul-21	
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/03/2022	31/05/2022		£ 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. Progressing well 3/2/22.		8	3	£ 509,000	Mar-22	
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	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.			45	£ 1,687,500	May-21	Nov-22
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	22	£ 819,800	£ 819,800	C	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 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	19	£ 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 A further 5 signed up 18/1/22.			32	£ 1,367,766	Jun-21	Jun-22
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	23	£ 1,000,500	£ 750,375	C	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	£ 250,125	Aug-22
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	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	£ 90,123	Apr-21
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	31/10/2022	19	£ 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. Slippage therefore PC is Oct 22. 20 tenanted plots with Longhurst. 19 CPCA funded. 19/1/22.			65	29	£ 2,212,500	Aug-22
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021	16	£ 640,000		C	Site is completing and PC next week. 22/10/22. GFA signed. 27/1/22.			11	5	£ 640,000	May / Dec 21
More's Meadow, Great Shelford,	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/10/2022		£ 1,008,000	£ 504,000	C	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. Some labour shortages. 11/1/22, 6 months in.			21		£ 504,000	May-22
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021	4	£ 247,999		C	Units already started on site. GFA signed 2/8/21. 4 units completed.18/1/22.				5	£ 247,999	Dec-21
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	GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. Signed GFA 25/8/21			19	£ 665,000	May-21	May-22

Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021	5	£ 237,804		C	GFA signed on 12/1/21. Units will be sales complete Aug 21. Sandpit Road completed, 18/1/22.			5	£ 237,804	Jun-21	
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	15	11/01/2021	05/03/2021	15	31/03/2022	31/05/2022	4	£ 749,000	£ 374,500	C	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. Further 2 completions 3/2/22. A further 5 before March 22, one plot delayed as contractor issues. 3/2/22.	15			£ 749,000	May-21	Jun-22
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	27	£2,168,625		C	Approved at Committee, need to agree GFA and sign. 2 sold and complete in AW. PP - 7 completed, Judith Gardens 10 completed, B Plaza 8. 18/1/22. B Plaza not selling well.			60	£ 2,168,625	May-21	May-22
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021	22	£989,325	£989,325.00	C	Approved at Committee, need to agree GFA and sign. GFA signed 30/9/21. Payment made on 5/1/22.			22	£ 989,325	Jul-21	
			2309	678			678			415	£ 26,094,770	£ 14,614,674			37	368	273	£ 13,188,544		
Loan or other Toolbox Investments														Net Drawdown						
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	£ 3,922,586	C	Variation to facility completed, ongoing monthly drawdowns, 14 affordable units completed. 33 sales completed (incl affordable & plot 39), 10 others reserved,some before PC and exchanging shortly.		17	2			
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	£ 19,178,307	C	Variation to facility completed. ongoing monthly drawdowns, all affordable units completed, 22 market units sold , 12 market units reserved, 6 units rented out, all 15 affordable units preparing for sale/transfer			15			
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	£ 4,840,000	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales all reserved and 13 units exchanged, 4 additional affordable homes included, completion expected May 22.			4			
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	13/12/2021	7	£ 5,780,000	£ -	C	Repayment of Loan and interest completed 13th Dec 2021		2	5			
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	£ 6,081,093	C	Ongoing monthly drawdowns, variation to facility completed.PC original target Oct 2022, now expected Mar 23.		7	3			
Sub-total Loan book Investments			213	55			55				£ 51,167,000	£ 34,021,986			0	26	29			
Programme Totals			2522	733			733			451	£ 77,261,770	£ 48,636,660			37	394	302			

Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing committee)	Target DLUHC Approval Date (ASAP or other)	Starts on Site date	Completion Date	Proposed funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for Scheme (=M/F)	Social Rented	Rented	Shared Ownership	CPCA assessed Additionality* "test" met	CPCA assessed Start on Site* achievable by 31 March 2022.	Notes
CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22																						
Wisbech Road, March	development on greenfield site	Sage/United Living	Fenlands	118	118	C	11/11/2019	11/11/2019	30/04/2021	30/03/2022	30/09/2024	£ 5,248,700	25/50/25	n/a	Yes	£ 44,481		98	20	Yes	Yes	Started on site on 30th March 22
Stanground, Peterborough	brownfield site	CKH	Peterborough	26	26	C	22/06/2020	22/06/2020	28/05/2021	31/03/2022	30/06/2023	£ 1,170,000	50/50	n/a	Yes	£ 45,000		26	0	Yes	Yes	Started on site 31st March 22
British Sugar Way, Oundle Road, Peterborough	brownfield site	CKH	Peterborough	70	70	C	09/11/2020	09/11/2020	28/05/2021	18/12/2021	01/06/2024	£ 2,830,000	50/50	n/a	Yes	£ 40,429		38	32	Yes	Yes	Started on site Dec 2021
Perkins, Phase 2, Newark Road, Peterborough	brownfield site	CKH	Peterborough	96	96	C	09/11/2020	09/11/2020	30/04/2021	10/09/2021	30/06/2023	£ 3,740,000	50/50	n/a	Yes	£ 38,958		38	58	Yes	Yes	Started on site Sept 21
Great Haddon, London Road, Yaxley, Peterborough. TO BE REVISED	urban extension	CKH	Peterborough	347	49	C	11/01/2021	11/01/2021	30/04/2021	14/03/2022	30/06/2023	£ 1,886,500	50/50	n/a	Yes	£ 38,500			49	Yes	Yes	Started on site 14th March 2022
sub-total					359							£ 14,875,200										
Northminster, Peterborough	new development	PIP	Peterborough	315	315	C	21/06/2021	21/06/2021	09/06/2021	15/03/2022	30/12/2025	£ 12,521,250	50/25/25	TBC	yes	£ 39,750		315		Yes	Yes	Started on site 15th March 22.
14-16 High Street, Girton, Cambridge. CB3 0PU	new development	CLT	South Cambs	15	15	C	21/06/2021	21/06/2021	09/06/2021	02/08/2021	30/11/2022	£ 675,000	50/50	n/a	Yes	£ 45,000		15		Yes	Yes	Started on site August 21.
Heylo 2 sites (SN Developments & Larkfleet)	new development	Heylo	ECDC, PCC & Fenland	27	27	C	06/09/2021	01/07/2021	09/06/2021	already started	30/03/2023	£ 1,209,000	25/25/25/25	TBC	yes	£ 44,700		0	27	yes	yes	Started on site Sept 21
sub-total					357							£ 14,405,250										
TOTAL					716																	

Units in 2017/21 programme

	733
Total 2017/21 & 21/22 Programme Units	1449

Total 21/22 Programme Funding	£ 29,280,450
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Average Intervention Rate for Programme (not accounting for tenure)	£ 40,894	0	530	186
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