



## Report title: £170million Affordable Housing Programme Update

To: Overview and Scrutiny

Meeting Date: 25 January 2021

Public report: Yes

From: Roger Thompson  
CPCA Director of Housing and Development

### **1.0 PURPOSE**

- 1.1. This report provides an update on the £170 million Affordable Housing Programme being led by the Combined Authority.

### **2.0 PROGRAMME BACKGROUND**

- 2.1. The CPCA £170m Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,500 new affordable homes, with the objective of achieving 2,500 units started on site by 31<sup>st</sup> March 2022.

### **3.0 PROGRAMME DELIVERY**

- 3.1. The programme is divided into two sub programmes, The £70m Cambridge city programme to deliver 500 affordable houses and the CPCA £100m programme to deliver 2,000 affordable houses. Separate reports for the progress of each programme are attached in Appendix A & B.
- 3.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including Cambridge City's own portfolio of sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs) throughout the CPCA area. It includes the intended use of grant and from within the £100m programme, a revolving investment fund. This is helping to unlock sites and deliver additional affordable housing in a more innovative manner at zero cost to the taxpayer, alongside other tools to support and enable housing delivery.
- 3.3. As at 12 January 2021 the programme has approval for 2,336 (1794+542) additional affordable homes, with 1,103 (794+308) new homes started on site and 328 (239+89) new homes already completed.

- 3.4. We anticipate more starts on site as more schemes progress through reserved matters and contractor procurement in both programmes. We expect that number to rise to 1,500 units started on site by end March 2021 with 12 months of the programme to go and to hit 2,500 by March 2022.

### **Forward Programme**

- 3.5. We are confident that the programme target of a minimum of 2,500 new affordable homes will be delivered as starts on site by 31st March 2022. We are expecting an acceleration in starts on site from both programmes into the first half of 2021/22.

### **£100k Homes Initiative**

- 3.6. The Mayoral £100k Homes home ownership initiative has been launched and the Combined Authority housing team is supporting this through housing toolbox activities as referred in the Sept 2018 Housing Strategy. Further info is available at [www.100khomes.co.uk](http://www.100khomes.co.uk). The first 8 £100k homes are completing at Fordham.
- 3.7. Just over 2500 people have signed up to the £100K Homes register. There have been 115 eligible applications for the £100K Homes in Fordham. Subsequent £100K Home completions are likely to be in the second half of 2021 and more are being negotiated.

## **4.0 APPENDICES**

- 4.1. Appendix A – £70m Cambridge City Programme report  
4.2. Appendix B – £100m CPCA Housing Programme report