



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.3 (ii)

## £100m Affordable Housing Programme Scheme Approvals – June 2021 Dovehouse Court, 14-22 High Street, Girton, South Cambridgeshire

- To: Housing and Communities Committee
- Meeting Date: 21 June 2021
- Public report: This report contains an appendix/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, Lead Member for Housing and Communities
- From: Director – Roger Thompson, Director for Housing & Development
- Key decision: Yes
- Forward Plan ref: 2021/011
- Recommendations: The Housing and Communities Committee is recommended to:
- a) To Commit grant funding of £675,000 from the current Housing programme to enable delivery of 15 affordable almshouses, at Dovehouse Court, 14-22 High Street, Girton, South Cambridgeshire. **Subject to confirmation of the release of monies for the 2021/22 affordable housing programme from MHCLG.**
- Voting arrangements: A simple majority of all Members

# 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 affordable housing programme.
- 1.3 A grant from the Combined Authority's Affordable Housing Programme of £675,000 is sought for 15 new homes, at Dovehouse Court, 14-16 High Street, Girton, South Cambridgeshire.

# 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 continuously seeking to build 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 to help unlock sites and deliver additional affordable housing has become the key tool.
- 2.3 The proposed site requesting for grant from the current Housing Programme is for Dovehouse Court, 14-16 High Street, Girton. This site has planning for 15 units and is expected to start on site in July/August 2021.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Affordable rented					
4 x 1 bed flats	4	62.6	61	Y	103%
6 x 1 bed flats	6	65.4	61	Y	107%
5 x 1 bed bungalows	5	61.9	61	Y	101%
<b>Total</b>	<b>15</b>				

- 2.5 This is a community led housing scheme whereby people and communities can come together to solve their own housing issues and provide high quality and affordable homes. It includes co-operatives, co-housing and self-build, and other forms of community led housing schemes. Girton's approach to CPCA is as a charity which provides housing in the form of almshouses for the immediate area, which will support its community by providing

affordable accommodation for the 55+ age group. The housing will be of a high standard - Passivhaus housing to help combat fuel poverty.

- 2.6 Almshouse charities are permitted to charge a Weekly Maintenance Contribution (WMC) to residents who occupy their homes as beneficiaries of the charity. A WMC is not rent. It is a contribution towards the maintenance of the almshouse. No service charge is levied and all maintenance costs over and above the charge made are covered by the Charity.
- 2.7 The WMC is determined by an equivalent fair rent assessed by the Valuation Office Agency for which 80% is charged. For Dovehouse Court almshouses, the Weekly Maintenance Charge is (the equivalent sum of an Affordable Rent) per unit, £98 per week.
- 2.8 The Housing Enabling Officer for South Cambridgeshire District Council has confirmed support for the homes coming through. This will benefit the housing need for people in the Girton area. It is intended that local people will occupy the housing.

## Significant Implications

### 3. Financial Implications

#### 3.1 **Additionality case for Combined Authority Funding**

The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 15 new homes, additional rented almshouses for the over 55+ age group in South Cambridgeshire
- This site is a 100% affordable housing site to the area.

Proposed Condition of Grant Approval.

It is proposed that the grant of £675,000 will help with the delivery of 15 new homes, subject to the following conditions: -

After execution of the grant funding agreement, a phased grant payment by way of two (2) instalments:

- i) To request and receive 50% of the grants upon start on site.
- ii) To request and receive the final 50% of the grant at practical completion.

- 3.2 The CPCA grant will enable an additional 15 affordable units to be provided as part of the CPCA starts on site homes target by March 2022.
- 3.3 Supporting this application by providing £675,000 from the current Housing Programme is at an average grant rate of £45k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous programme Schemes SOS by March 2021	37	733	26,094,770
Total of schemes approved to start in yr 2021/22	15	767	30,797,691
<b>PROPOSED SCHEME FOR JUNE 2021 COMMITTEE APPROVAL</b>			
<b>Fairbarn Way, Chatteris - FAHHA</b>	1	50	2,082,000
<b>Dovehouse Court, 14-22 High Street, Girton</b>	1	15	675,000
Total Affordable Housing Grants for 2021/22 if approved by Committee	17	832	33,554,691

Affordable Housing 2021/22  
AVERAGE GRANT RATE PER UNIT\* £40.3k

<b>TOTAL Affordable Housing IF JUNE 2021 SCHEMES APPROVED</b>	<b>54</b>	<b>1,565</b>	<b>£59,649,461</b>
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#### 4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and the CPCA Constitution Chapter 10 para.3.2.6(a).

#### 5. Other Significant Implications

- 5.1 None.

#### 6. Appendices

- 6.1 Exempt Appendix 1 - Exempt from publication - Business Case including supporting evidence.

#### 7. Background Papers

- 7.1 None